



City Council  
March 20, 2018

Addendum #1  
Public Comments

(includes some emails left out of the City Council packet  
and emails received from March 16 to the morning of  
March 20)

## Planning Commission

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**From:** Linda Abrams <lindadba@msn.com>  
**Sent:** Sunday, February 4, 2018 2:05 PM  
**To:** Planning Commission  
**Subject:** Terraces on Main Proposal (Between Huckleberry's and Book Cellar)

This proposed building is not consistent with the "mass and scale" of existing buildings on Main Street in Louisville. The height of the proposed building is too high. The building should not be higher than 30' and preferably about 28'. The current building is about 7500 sq feet and only about 15000 sq feet would be tolerable for 2 stories. The proposed 37000 sq feet is completely out of character with our downtown area.

The design of the structure is extremely modern and does not fit in with the unique, quaint and charming character of our downtown.

I hope the planning commission and our city council will reject this grotesque design and not allow our town's charm and uniqueness to be further eroded by greedy developers. Please do not allow Louisville as we know it to be destroyed.

Sincerely,  
Linda Abrams  
415 Fairfield Ln  
Louisville, CO 80027

## Planning Commission

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**From:** Bob Abrams <bob\_abrams@hotmail.com>  
**Sent:** Sunday, February 4, 2018 10:04 AM  
**To:** Planning Commission  
**Subject:** New terrace proposal

The thought that you are even considering this 3 story terrace is pretty disturbing.  
It is not Louisville at all. The height and the style is not us.  
Do we need more out of business places in Louisville?  
If we are that desperate for money, spend more time finding a business for the Sams Club site

bob abrams  
415 Fairfield Lane

Sent from [Outlook](#)

## Lisa Ritchie

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**From:** Marion Antonellis <marion.antonellis@gmail.com>  
**Sent:** Thursday, February 1, 2018 2:28 PM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Hello Planners,

Just giving my two cents on the proposed new building downtown. Do not like it. Don't like the height and don't like the style. Doesn't go with what our historical little Main Street should look like. It would be fine on McCaslin. Why can't it be built in the mode of the mercantile building?

Just so you know, I also don't like the city hall and the chase bank building.

Lastly , do you know if the granary will ever be done and occupied and by whom and what? Seems we are building more retail space but haven't filled up existing spots.

Thank you for serving our community!

Best,  
Marion Antonellis

Sent from my iPhone

## Planning Commission

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**From:** Kelly Arens <kellyarens@gmail.com>  
**Sent:** Sunday, February 4, 2018 2:41 PM  
**To:** Planning Commission  
**Subject:** Terraces on Main is a Great Idea!

Dear Planning Commission - I support the Terraces on Main project and would appreciate your consideration of the following points:

- Their new offices will be on the upper floors to return the street level to new retail uses
- They will consolidate their employees into one space and open up downtown office space for new tenants
- Their 80 employees will eat, shop and support our small local businesses
- They are proposing to build the required parking spaces based on the city code (underneath the building)
- Their architecture respects our small town character by adhering to our current code
- Their 3rd floor setback is consistent with our small town character

Thanks,  
Kelly McCormack

## Planning Commission

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**From:** Linda Armantrout <armantroutstudio@gmail.com>  
**Sent:** Sunday, February 4, 2018 2:50 PM  
**To:** Planning Commission  
**Cc:** Ashley Stolzmann  
**Subject:** boulder creek project on main

Terraces on Main Street

I am a concerned 25 year resident of Old Town (then Raintree) in Louisville.

i am also a small business person.

I create product that I sell in Louisville and create Sales Tax.

I have watched small business people with projects much less impactful be thwarted in efforts to build Retail/office on Main Street.

I have worked with the Louisville Arts District and the Street Faire (DBA) over the years to create vitality on Main Street in Louisville.

Concerns:

1. Why do the developers think 32 parking spaces will work for 80 employees and retail customers.

I owned at 817 Pine and my impressions on the parking situation are experiential.

2. Why not locate an office building in Delo or at McCaslin?

That seems more appropriate for office space.

Also are the offices on Main Street and on Walnut filled?

Christopher Plaza? South Boulder Road?

3. Will this drive Retail rents on Main up further?

Retail businesses on Main are not thriving.

4. How will the 80 employees continue to enrich downtown?

Will they buy only lunches and beer? Will they participate in cultural growth?

Will they buy any non-consumables? Will they attract people from other communities to spend dollars here?

What attracts Boulder Creek Communities to Main Street?

5. The scale of the building encroaches on the Historical center of Louisville.

It will cast a large shadow across Main. Citizens have been tireless in efforts to make Louisville attractive in character.

36,000 volunteer hours last time we counted.

The scale makes this building seem out of place and to take Old Town in a new direction.

6. Demolition and Construction will cost restaurants and retail business.

I watched 44th and Tennyson in Denver run all the existing businesses out while the construction was ongoing, and ongoing, and ongoing.

7. It seems that this is an ongoing theme everywhere. Creative people build an attractive community then developers develop and leave no room for the people who created the vitality on Main. How will BCN be different?

I know Eric will make an attractive building and BCN is "sweet" to add a mural but 37,000 square feet seems way too much. And please, not 3 stories.

Linda Armantrout  
armantroutstudio@gmail.com  
www.armantroutstudio.com  
303-664-0086

443 East Raintree Ct.  
Louisville, CO 80027

## Planning Commission

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**From:** brian armstrong <barmstrob@gmail.com>  
**Sent:** Monday, February 5, 2018 2:25 PM  
**To:** Planning Commission  
**Subject:** Terraces on Main

Dear Planning Commission,

I am writing to you to express my strong support for the proposed Terraces on Main project. I find projects like this for our downtown exciting and energizing as they solidify our reputation in the Denver/Boulder area as an innovative, living, evolving town as opposed to what I consider to be the opposite reputation, and one that I believe we are at risk of moving toward -- an anti-growth "museum town" not open to change and new ideas. I would appreciate your consideration of the following points:

- We need MORE RETAIL OPTIONS on Main Street – this project does just that as it calls for offices on the upper floors to return the street level to new retail uses
- We need MORE TENANTS downtown, not the ongoing concentration of one tenant in multiple retail properties – this project will consolidate their employees into one space and open up downtown office space for NEW tenants
- We need to support MORE RETAIL DAYPARTS– this project's 80 employees will eat, shop and support our small local businesses during the day, not just in the evening, striking a much needed improvement in the complexity and diversity of foot traffic spending.
- We need MORE HIDDEN, YET FLEXIBLE, PARKING OPTIONS – this project does that by proposing to build the required parking spaces based on the city code (underneath the building)
- We need MORE DIVERSITY IN ARCHITECTURE, not less, if we are to remain a vital, vibrant downtown community that attracts visitors and residents rather than become a "museum town" – this project's architecture respects our small town character by adhering to our current code including the 3<sup>rd</sup> floor setback.
- We need to enable a healthier balance between office space and retail space downtown as becoming overly concentrated in retail sets us up for failure over the long term in achieving most of the points I have outlined above. Retail depends on office workers being present who become customers.

Finally, I would just say that I also strongly believe that we, as a community, as a Planning Commission, and especially as a City Council, need to work harder to avoid the risk of evaluating every single new idea or proposal that has a development attribute through only the lens of growth vs. anti-growth. That attitude will surely kill the spirit and character of Louisville that has served us so well over the last 17 years of exciting change (which we have all benefitted from). If we say no to every new idea on the basis of fear of growth and fear of change, we will stifle the very strength of this great town.

Brian Armstrong  
1201 La Farge Avenue



## Planning Commission

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**From:** Sunday Barrett <sundaybarrett@comcast.net>  
**Sent:** Sunday, February 4, 2018 1:05 PM  
**To:** Planning Commission  
**Subject:** New building on a Main

Thank you for reviewing community feedback! I do not support the proposed 3 story building on Main. It will detract from the charm of the street and promote a generic modern vanilla look. Please don't allow this disappointment to progress.

Thank you.

Sent from my iPhone

## Planning Commission

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**From:** Theresa Bauer <zeccat@yahoo.com>  
**Sent:** Sunday, February 4, 2018 4:13 PM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Hello,

I am against the building of Terrances on main. In my opinion, the three story building would alter the uniqueness and quaintness of Louisville. That is why we currently love downtown. It has such character and if we start allowing multiple-story buildings in downtown, it will loose its character and small town look and feel.

Theresa Bauer

Sent from my iPhone

## Planning Commission

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**From:** Bruce Becker <brbpdb@msn.com>  
**Sent:** Thursday, February 8, 2018 11:25 AM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

The proposed structure does NOT meet code--lets keep this LOUISVILLE AND NOT ANOTHER BOULDER!!  
Sincerely,

Bruce & Patricia Becker  
533 Coal Creek Ln

**Kristin Dean**

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**From:** Bruce Becker <brbpdb@comcast.net>  
**Sent:** Wednesday, March 7, 2018 12:57 PM  
**To:** City Council  
**Subject:** New Building--Terrace on Main

Dear Council:

Again we must state our objection to the proposed structure--are you listening to the people that live here?

Someone once said "if it doesn't fit you must acquit" and same applies here so please reverse your unbelievable vote to approve this project which violates long standing city code in many ways. Thank you for your attention.

Sincerely,

Bruce & Patricia Becker

533 Coal Creek Ln

## Planning Commission

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**From:** David Benjes <david@eventsllc.org>  
**Sent:** Tuesday, February 6, 2018 12:59 PM  
**To:** Planning Commission  
**Subject:** Terraces on Main

Dear Planning Commission,

I support the Terraces on Main project and would appreciate your consideration of the following points:

- Their new offices will be on the upper floors to return the street level to new retail uses
- They will consolidate their employees into one space and open up downtown office space for new tenants
- Their 80 employees will eat, shop and support our small local businesses
- They are proposing to build the required parking spaces based on the city code (underneath the building)

Thank you for your time

David Benjes  
Resident

## Planning

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**From:** Matt Berry <m.berry@ascentgrp.com>  
**Sent:** Thursday, February 8, 2018 10:16 PM  
**To:** Planning  
**Subject:** Terraces on Main 712-722 Main Street

Planning Commission

I was at tonight's meeting, but I could not speak before I had to leave for a youth coaching obligation.

This project is good. Be confident in the rules and guidelines that your board has crafted over years of experience that this project conforms to.

With this project Louisville is getting 80+ daytime employees in the center of downtown who will have their own parking AND we will get additional retail space. It is win win.

As for the comments regarding the size and aesthetic look of the building: It is ignorant to use the direct front architectural elevations alone to make that judgement call. A view from the pedestrians perspective must be used. These comments are knee jerk at best and time and time again I see the same people saying no to every good plan that is presented.

You have a good thing here for the future of downtown and willing owners to make it happen. An outside group would likely be maxing out the square footage and disregarding the neighboring buildings for the sake of profit alone.

Please don't miss this opportunity.

Thank you

**Matt Berry**  
**740 Garfield Ave**  
**Louisville, CO**

## Lisa Ritchie

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**From:** Lisa Blumensaadt <lblumensaadt@yahoo.com>  
**Sent:** Thursday, February 1, 2018 5:55 PM  
**To:** Planning Commission  
**Subject:** Terraces on Main -Louisville resident comment

Hello,

I would like to comment that while we appreciate the many improvements and advances in Old Town Louisville by the city and private businesses, the character of the Terraces on Main as illustrated and proposed would be very out of character and detrimental in that particular location due to the 1) stark contrast of its modern architecture, and it's 2) massive footprint, as well as the 3) vertical obstruction, even with the 3rd story setback. It would be a pleasing structure elsewhere, but not in that location. A modern structure on the north end of Old Town (where Picas is located) works because it is separate and set off from original buildings, not right in the middle, as a strange contrast to all the surrounding structures.

This structure would be out of character with the other commercial buildings on that block, on either side, and so prominent that it would dominate the character of the block and make existing structures look out of place. It would dwarf the quaint Huckleberry -an extremely popular neighborhood haunt, and a bit of a Louisville institution, as well as dwarfing the bookstore and cooking shop on the other side. It would block sunlight during some morning hours. It would also make that block feel less open as you walk, (or drive, bike) along it.

If the building was not as massive and tall, and if it was in character with the buildings along that block, that could be a very nice upgrade to the existing structures. What residents and visitors love about Old Town Louisville is it's character --I hear this again and again from people. We do not want to lose that character simply in the name of new. Many, many businesses in town have revamped properties to open new restaurants and shops, but have still maintained the unique character of Old Town Louisville. Our family urges you to maintain that character with whatever you approve for that location.

Be forward thinking in your decision. If such a structure goes in, how long will it be before another block of buildings is converted to a similar look? At what point will Old Town then cease to be Old Town and have that distinctive character? Will that feel be what keeps Louisville one of the best small towns and best places to live?

Lastly, it is a tremendous insult and burden to the residents of Old Town who must work within the confines of much stricter building requirements to maintain the character of the residential area, and incur greater costs to do so when they wish to renovate or build an addition to their residential property. Why would you saddle residents with such requirements and expenses, yet not hold commercial entities to the same standards?

Please do not approve this proposal. Merely lowering the height is not enough to accept this proposal. Please insist on a structure that is in character with the other buildings on the block in terms of 1) architecture (not modern), 2) mass/scale, 3) height. Again, it is not that we don't want anything to change -we love so many of the changes that have come to our little town. We just want to ensure that the changes keep with the character of this community, just as the City recently did

when they purchased land with Boulder County and the City of Lafayette to retain the beauty and feeling of an entrance to our town along hwy 42 and Empire Road.

Thank you for your time and consideration,  
Lisa Blumensaadt -resident



## Planning Commission

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**From:** Mary Boven <maryboven@yahoo.com>  
**Sent:** Monday, February 5, 2018 1:12 PM  
**To:** Planning Commission  
**Subject:** RE: Comment regarding proposed Terraces on Main

No do not want 3 story building MaryBoven

[Sent from Yahoo Mail on Android](#)

On Mon, Feb 5, 2018 at 10:15 AM, Planning Commission  
<PlanningCommission@louisvilleco.gov> wrote:

Hello,

I wanted to let you know that there are no comments attached to your email.

**From:** Mary Boven [mailto:maryboven@yahoo.com]  
**Sent:** Saturday, February 3, 2018 3:36 PM  
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>  
**Subject:** Comment regarding proposed Terraces on Main

[Sent from Yahoo Mail on Android](#)

## Planning Commission

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**From:** Ross Bowdey <ross@advobusinesssolutions.com>  
**Sent:** Saturday, February 3, 2018 8:50 AM  
**To:** Planning Commission  
**Subject:** Terraces on main

Dear Planning Commission - I support the Terraces on Main project and would appreciate your consideration of the following points:

- Their new offices will be on the upper floors to return the street level to new retail uses
- They will consolidate their employees into one space and open up downtown office space for new tenants
- Their 80 employees will eat, shop and support our small local businesses
- They are proposing to build the required parking spaces based on the city code (underneath the building)
- Their architecture respects our small town character by adhering to our current code
- Their 3rd floor setback is consistent with our small town character

303.748.3478

[Ross@advobusinesssolutions.com](mailto:Ross@advobusinesssolutions.com)

## Kristin Dean

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**From:** Rob Zuccaro  
**Sent:** Tuesday, February 6, 2018 1:41 PM  
**To:** Kristin Dean  
**Subject:** FW: Proposed Terraces on Main, Boulder Creek Project

Robert Zuccaro, AICP  
Planning & Building Safety Director  
City of Louisville  
[rzuccaro@louisvilleco.gov](mailto:rzuccaro@louisvilleco.gov)  
303-335-4590

*The Department of Planning & Building Safety is collecting feedback to improve our customer service. Please let us know how we are doing by completing this short [survey!](#)*

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**From:** Jay Keany  
**Sent:** Tuesday, February 6, 2018 11:47 AM  
**To:** Rob Zuccaro <[rzuccaro@louisvilleco.gov](mailto:rzuccaro@louisvilleco.gov)>  
**Subject:** Fw: Proposed Terraces on Main, Boulder Creek Project

**From:** Karen Brown <[karen.brown31@gmail.com](mailto:karen.brown31@gmail.com)>  
**Sent:** Tuesday, February 6, 2018 8:11 AM  
**To:** City Council  
**Subject:** Proposed Terraces on Main, Boulder Creek Project

Dear Honorable Councilmembers,

I am writing today to express my support for the proposed Boulder Creek project, Terraces on Main.

As a 24 year resident of Louisville, I have watched as downtown has changed to meet the needs and desires of our community. The one thing that has remained through all of this change is the wonderful eclectic feel of the downtown area.

This project is just one more opportunity to improve on what is already there:

- This building is an aesthetic improvement to what is currently there
- Keeps an important community partner downtown
- Adds off street parking
- Increases retail on Main Street
- Meets the design guidelines set forth by the city

I welcome this addition to our downtown and encourage you to support this project.

Thank you.

--

Karen

Karen Brown

505 Grant Avenue  
Louisville, CO 80027  
303-673-0648

**Rob Zuccaro**

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**Subject:** FW: Terraces on Main St. Proposal

Dear Honorable Councilmembers,

I am writing in support of the proposed Terraces on Main St.

While the modernization of downtown pulls at the nostalgic heartstrings from time to time, it is important to remember that the clock moves forward. This project has a lot going for it that benefits downtown. A property owner that is committed to downtown. The addition of retail on main street. The addition of off-street level office space. And the addition of the necessary parking to accommodate the additional space.

Aesthetically it is an improvement on the existing mid-century building that currently exists on the site.

I welcome this addition to downtown as another of the incremental improvements that continue to reflect the modern usage of historic downtown area. While it certainly represents change, I believe that it is change that is consistent with the current state of downtown Louisville.

Thanks for your service and your consideration.

Don

**Don Brown**

**Corporate Evangelist**

[dbrown@optimalblue.com](mailto:dbrown@optimalblue.com)

Office: (303)483-2190

Cell: (303)883-2537

**Optimal Blue** | [www.optimalblue.com](http://www.optimalblue.com)

## Kristin Dean

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**From:** Meredyth Muth on behalf of Open Records  
**Sent:** Wednesday, January 31, 2018 9:38 AM  
**To:** Rob Zuccaro; Kristin Dean  
**Subject:** FW: CAC ALERT: New 3-Story Building Proposed for Historic Downtown Louisville

FYI in case you haven't already seen this.

### **MEREDYTH MUTH**

CITY CLERK  
CITY OF LOUISVILLE  
303.335.4536  
303.335.4550 FAX  
[www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)  
[MeredythM@LouisvilleCO.gov](mailto:MeredythM@LouisvilleCO.gov)



*The City Clerk's Office is collecting feedback to improve our customer service.  
Please let us know how we are doing by completing this short [survey!](#)*

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**From:** Citizen's Action Council [<mailto:caclouisvilleco@gmail.com@mail221.atl101.mcdlv.net>] **On Behalf Of** Citizen's Action Council  
**Sent:** Wednesday, January 31, 2018 9:35 AM  
**To:** City Council  
**Subject:** CAC ALERT: New 3-Story Building Proposed for Historic Downtown Louisville

[View this email in your browser](#)



# NEWS FLASH

## NEW 3-STORY, 37,171 SF COMMERCIAL BUILDING PROPOSED IN HISTORIC DOWNTOWN. *City Code Says It Must Fit the Area*



Proposed building elevation drawing. Adjacent building heights (in red are added).

The Louisville Planning Commission will consider a development proposal to scrape off two single story buildings on Main Street between the Huckleberry and the Book Cellar. The current buildings total 7,558 sq. ft. and the replacement 3-story building would total 37,171 sq. ft.

The Commission, with input from residents, will make a recommendation to the City Council answering the following questions posed by the City Code:

- Is the building's mass and scale compatible and appropriate for this location in Historic Downtown?
- Does it exceed appropriate building height for this block?
- Is the proposed architectural style compatible with adjacent historic buildings?
- Does it enhance or detract from downtown's historic character and sense of place?

### CITY CODE:

#### Policy: Mass and Scale

"The mass and scale of buildings in downtown Louisville are among the greatest influences for compatible construction in the community. The height, width and depth of a new building should be

compatible with existing buildings in the area and especially with those structures that are immediately adjacent to a project. The scale of a building also should relate to its lot size and placement on the lot."

"New construction should appear similar in mass and scale to structures found traditionally in the area."

### Building Height:

"As part of any subdivision or development plan approval, the city council may require a lower maximum building height within such commercial Core Area or Transition Area of Downtown Louisville based on application of criteria set forth in titles 16 and 17 and the Design Handbook for Downtown Louisville, and in order to ensure varied building heights and the appearance of a two-story building mass from the street pedestrian scale."

3-story development is allowed in downtown, but only when meeting specific limited conditions. The City Council has the ability to deny or approve the 3<sup>rd</sup> story request by setting the building height at a level that fits the area consistent with Code requirements.

See the developer's full proposal "Terraces on Main":  
<http://www.louisvilleco.gov/residents/departments/planning-building-safety/current-development-projects/land-development-applications/st-louis-parish-gdp-copy>

Let the Planning Commission hear your thoughts and comments.

The Hearing is scheduled  
**Thursday, February 8, 6:30 PM**  
at City Hall. Email the Commission:  
[Planning@LouisvilleCO.gov](mailto:Planning@LouisvilleCO.gov)  
Public input will be accepted at the meeting.

**CAC** Citizens' Action Council  
[cacloouisvilleco@gmail.com](mailto:cacloouisvilleco@gmail.com)

CAC is a citizens' organization dedicated to keeping Louisville residents apprised of major issues being addressed by our City Council.



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You were added to the Louisville CAC Community Update Campaign by giving us your email after attending a CAC sponsored meeting and/or expressing interest in our wonderful Louisville community. We thrive to keep you up to date on Louisville issues and CAC sponsored activities.

**Our mailing address is:**

Citizen's Action Council  
1116 Lafarge Avenue  
Louisville, CO 80027

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# URGENT

## ONE OF THE MOST SIGNIFICANT DEVELOPMENTS PROPOSED FOR HISTORIC DOWNTOWN.

The City Council will be hearing a proposal next week for a new 3-Story (37,171 SF) Commercial Building for Historic Downtown Louisville.

## YOUR INPUT NEEDED!

This is a resend of the prior email with the correct flyer attached. Sorry for the second email.

The Louisville City Council will consider a development proposal for a new 3-story in historical downtown Louisville on Tuesday, March 20. **YOUR COMMENTS ARE IMPORTANT! ATTEND THE MEETING OR EMAIL THE ENTIRE CITY COUNCIL** to give your opinion on how this development will fit the downtown area. A flyer with more information below.

To download flyer (correct flyer): [Flyer Terraces On Main](#)

Also the following are useful links:

**Email the City Council:** [CityCouncil@LouisvilleCO.gov](mailto:CityCouncil@LouisvilleCO.gov)

See the full development proposal: [CLICK HERE](#)

**The Public hearing is schedule for 7:00 PM Tuesday, March 20th in City Hall.**

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## PROPOSED IN HISTORIC DOWNTOWN. *City Code Says It Must Fit the Area*



Proposed building elevation along Main Street. Adjacent building heights (in red are added).

The Louisville City Council will consider a development proposal to scrape off two single story buildings on Main Street between the Huckleberry and the Book Cellar. The current buildings total 7,558 sq. ft. and the replacement 3-story building would total 37,171 sq. ft.

**City Council will answer the following questions posed by the City Code:**

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- Does it exceed appropriate building height for this block?
- Is the proposed architectural style compatible with adjacent historic buildings?
- Does it enhance or detract from downtown's historic character and sense of place?

### **CITY CODE:**

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especially with those structures that are immediately adjacent to a project. The scale of a building also should relate to its lot size and placement on the lot."

"New construction should appear similar in mass and scale to structures found traditionally in the area."

#### **Building Height:**

"As part of any subdivision or development plan approval, the city council may require a lower maximum building height within such commercial Core Area or Transition Area of Downtown Louisville based on application of criteria set forth in titles 16 and 17 and the Design Handbook for Downtown Louisville, and in order to ensure varied building heights and the appearance of a two-story building mass from the street pedestrian scale."

3-story development is allowed in downtown, but only when meeting specific limited conditions. The City Council has the ability to deny or approve the 3<sup>rd</sup> story request by setting the building height at a level that fits the area consistent with Code requirements.

See the developer's full proposal "Terraces on Main":  
<http://www.louisvilleco.gov/residents/departments/planning-building-safety/current-development-projects/land-development-applications/st-louis-parish-gdp-copy>

**It's very important for City Council to hear your thoughts and comments on this issue**

The Hearing is scheduled  
**Tuesday, March 20, 7:00 PM**  
 at City Hall. Email the City Council:  
[CityCouncil@LouisvilleCO.gov](mailto:CityCouncil@LouisvilleCO.gov)  
 Public input will be vital at the meeting.

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## **Project to Create Large Parking Shortfall !!**

**Historically, Downtown Louisville evolved as a place for small businesses, with on-street parking. To support downtown small businesses the city reduced off-street parking requirements in this area.**

- Using these reduced standards the **Terraces on Main** development is required to provide **32** parking spots – **14** more than are on the property today.
- Based on the parking standards used in the rest of Louisville, **over 100 parking spaces are needed** to support the proposed uses for the building. This means the project is creating a **shortfall of 70 spaces**.
- The City estimates the cost of providing a parking space at **\$25,500**.
- Who should cover the resulting **\$1.75 million** for the needed parking? The taxpayers of Louisville, or the developer, or should adjacent neighborhoods be expected to absorb the impacts of parking spilling over onto their streets? Or should it not be built?

**It needs to be noted that the City Council has the authority to set project appropriate parking requirements – above or below the downtown standards.**

*Does it make sense for the City to **subsidize** parking for large scale development downtown?*



*South Elevation of the proposed Terraces on Main.*

**Do the large areas of glass on much of the building meet design standards? The Design Handbook states:**

The ratio of windows to wall surface should be similar to that seen traditionally. 1) Large surfaces of glass are inappropriate on .... the upper floor of commercial buildings."

**Your comments are important!  
Attend the meeting and/or email the  
entire City Council at:**

[CityCouncil@LouisvilleCO.gov](mailto:CityCouncil@LouisvilleCO.gov)

**CAC Citizens' Action Council**  
cacloouisvilleco@gmail.com

CAC is a citizens' organization dedicated to keeping Louisville residents apprised of major issues being addressed by our City Council.



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## Planning Commission

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**From:** Mike Catechi <catechi77@gmail.com>  
**Sent:** Friday, February 2, 2018 3:19 PM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

I have been a resident of Louisville for 1 year. I would recommend not giving a permit for the Terraces on Main. One of the things I like most is to go to historic old town Louisville and enjoy the old town feeling whether in the middle of winter or on a warm summer evening. I would not like this to become another Pearl St. Like Boulder. Think hard planning commission and visualize what you would be losing instead of what you would be gaining with this project. Thank you for your time in reading this response.

Sincerely Michael Catechi

**Kristin Dean**

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**From:** Mike Catechi <catechi77@gmail.com>  
**Sent:** Tuesday, March 6, 2018 4:52 PM  
**To:** City Council  
**Subject:** New 3 story building on Main St. Louisville

All I can say is ,what about the parking...???

## Planning Commission

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**From:** Debbie Catechi <dcatechi@gmail.com>  
**Sent:** Friday, February 2, 2018 1:11 PM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Dear planning commission members,

I am writing in regards to the proposal to add a three story building on main street, downtown Louisville..

While I believe this proposed space could benefit from a new, more functional building, the proposed design in my opinion is not in keeping with the charm and overall appeal of the other businesses on Main st. I strongly feel that we need to strive to keep old town Louisville preserved. Not only does the architectural design stray from the overall vibe and charm of Old town, but three stories will stick out like a sore thumb.

I would request that you go back to the drawing board on this one. This proposal will look really out of place and the large scale will ruin the streets visual profile.

Thank you for your time and consideration.

With regards,

Resident, Debbie Catechi

## Planning Commission

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**From:** Andy Clark <moxielox@gmail.com>  
**Sent:** Monday, February 5, 2018 6:43 PM  
**To:** Planning Commission  
**Subject:** Support from Moxie for Boulder Creek Neighborhoods new building

Hello,

I just wanted to voice my opinion in support of this new building. I feel it allows for sensible growth on Main Street while increasing the opportunity on the street level for more lucrative businesses such as restaurants, bars or mercantiles.

We need to continue to support the thoughtful growth of Old Town and lure more unique and interesting retailers to help make downtown a destination. I feel this would work to support that.

Regards,

Andy

Andy Clark  
Moxie Bread Co.  
641 Main Street  
Louisville, CO 80027  
(720) 456-8461  
[www.moxiebreadco.com](http://www.moxiebreadco.com)  
सबैलाई यहाँ स्वागत छ ।





## Planning Commission

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**From:** Dani Coleman <dani.coleman@gmail.com>  
**Sent:** Wednesday, February 7, 2018 10:32 AM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

The proposed 3-story building will not be "compatible with ... those structures immediately adjacent" to it (quotes from the City Code: Policy on Mass and Scale). Also, approving it will make it possible for other buildings to pass this test.

I'm not against development on Main St, but how about simply using two story buildings? Not as profitable for the developer, obviously, but would be a compromised that preserves the character of Main St better.

Thanks for your time and service,  
Dani Coleman  
278 Jackson Cir

**Lisa Ritchie**

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**From:** Sara Cory <saracory09@gmail.com>  
**Sent:** Thursday, February 1, 2018 4:56 PM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

That building looks out of place and ugly in that location. Is Boulder's downtown expanding to Louisville's downtown?

Sara cory

## Planning Commission

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**From:** Paula Dallabetta <pauladallabetta@gmail.com>  
**Sent:** Thursday, February 1, 2018 10:16 AM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Dear Sirs/Madam

The current 3 story proposal is wrong form main street Louisville. It does not fit with the architecture and will significantly dwarf other buildings in the area. I am glad it is being redesigned but please keep with the character and scope of the current buildings of old town Louisville.

Paula Dallabetta  
303.883.2999

## Planning Commission

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**From:** Debbie <debdavies47@msn.com>  
**Sent:** Saturday, February 3, 2018 11:30 PM  
**To:** Planning Commission  
**Subject:** Terraces on Main

Dear Planning Commission ,  
I have a question and some concerns about the Terraces on Main project.

First, how many parking spots are they required to build under their building for the 80 employees and extra foot traffic the first floor retail spots will generate? And how will people access this parking area? I work at the Book Cellar, and there are many times that delivery trucks make it difficult to get into our parking lot from the narrow alley. I can only imagine 80 employees plus shoppers trying to use the alley to park at their building. The downtown area is sorely lacking in parking, and any new development should be proactive in easing this problem if they can.

I do not think the two story part fronting Main Street fits in with the rest of the buildings. It is too big and square looking. All the other buildings have triangular and other interesting elements at the front of their buildings. The third floor aspect doesn't bother me as much as the blocky two story fronting Main Street. It just isn't an appropriate design for that location.

I am also concerned about the sales hit to the existing businesses near by during construction. I remember how businesses struggled when the water/sewer lines were put in on Front St. The Book Cellar has parking for their customers in the back, and a narrow walkway between them and the new proposed building. I wonder how that walkway will stay safe for the employees and customers of the Book Cellar to access it's parking lot. It would be a huge inconvenience to have to walk all the way around the block to access the building. Many pedestrians also use this little walkway as they make their way towards Front Street.

Some of the drawings I have seen of this project show the summer patios in front of this building, which would take away more parking spots and speaks to more restaurant spots in that space instead of retail spots.

I am looking forward to new construction at that location, but have some very real concerns.

Thank you,  
Deborah Davies  
603 W. Aspen Ct

Louisville CO 80027

## Planning Commission

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**From:** Chris Epp <chrisepp1@gmail.com>  
**Sent:** Sunday, February 4, 2018 8:21 AM  
**To:** Planning Commission  
**Subject:** Terraces on main

I wanted to voice my opinion on boulder creeks builders new project "the terraces on main" the scale and design of this building have zero relevance to the adjacent buildings and are totally out of character with the downtown as a whole. The scale is too large for the setting and the sheer volume of will loom over downtown like a cloud. Please don't make the same mistake other municipalities have. Character counts.

Best,  
Chris Epp  
275 short place  
Louisville

Sent via mobile.

## Planning Commission

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**From:** Jane Evans <revansj@comcast.net>  
**Sent:** Thursday, February 1, 2018 7:14 AM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Having reviewed the proposal of building a 3 story Boulder Creek building in historic main street I say no! First- this building is taller than the library , the bank , the other office building by Creative Framing ( which also doesnt fit downtown)!!! Adding their monster building does more than destroy the historic downtown charm that our town has pride itself on. It will add even more parking issues that their occupants will need, it doesn't bring more people to our businesses except to fooderies. We need retail and a variety of businesses not more office space. If they want this , we have the Colorado tech center for this type of building!

Added to this proposed blight, it was very obvious this past holiday that the whole downtown was festive except the Boulder creek building and the bank! They were dark, no lights and ugly. They are not adding anything to our downtown just taking up valuable space.

I strongly oppose this development. Louisville can do better! Where is you vision??? What culture do you want to promote for the downtown?

Jane Evans  
Louisville resident

## Planning Commission

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**From:** Allison Frazier <allisonsher@me.com>  
**Sent:** Thursday, February 1, 2018 11:40 AM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Hello,

I am a resident of Louisville, and I am writing to express my concern over the proposed 3-story building on Main Street. I have seen the proposed renderings, and as I suspect you will hear from many residents, the look and feel of this new building does not fit in with the historic charm of our downtown. It is much too modern and generic looking. There are so many areas in Louisville that are stuck with the generic mini-mall aesthetic. Is that really what we want for Old Town? People come to Old Town for the historic charm. If this proposal is approved, I am afraid that it will just be the beginning of the end of Old Town. If the developer really wants to build something in Old Town, then they should be forced to match the surrounding aesthetic. Even with new construction, surely there are architects who can make new look "old."

Sincerely,  
Allison Frazier



## Planning Commission

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**From:** Curtis Frazier <CFrazier@radius-global.com>  
**Sent:** Thursday, February 1, 2018 12:22 PM  
**To:** Planning Commission  
**Subject:** Terraces on Main

Hello,

I am a resident of Louisville, and I am writing to express my concern over the Terraces on Main proposal. I feel of this new building does not fit in with the historic charm of our downtown. It is much too modern and generic looking. There are so many areas in Louisville that are stuck with the generic mini-mall aesthetic.

People come to Old Town for the historic charm. If the developer really wants to build something in Old Town, then they should be forced to match the surrounding aesthetic. Even with new construction, surely there are architects who can make new look "old."

Thanks,  
Curtis Frazier.



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**Curtis Frazier, Ph.D.** | Director of Advanced Analytics | Radius Global Market Research  
Louisville, CO | Tel 512.270.5173  
Discover our strategic solutions: [radius-global.com](http://radius-global.com)

## Planning

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**From:** Shadlee Friesen <shadleef@yahoo.com>  
**Sent:** Monday, February 5, 2018 1:47 PM  
**To:** Planning  
**Subject:** The proposed three-story building on Main

Dear Planning Commission,

I will be unable to attend this week's meeting so I am sending this email in SUPPORT of the proposed three-story building downtown. Having been a Louisville resident and an active member of this community for the past 26 years, I have lived through the positive transformation of our small city into the very desirable place it has become. One of the many reasons that our city owns this distinction is due to its "Hometown Main Street." The proposed plan, with its thoughtful massing, self-contained parking and street-level retail possibilities will only add to the character of our beloved home town. I commend the company that wants to keep its workers happily growing its business, producing and paying taxes, and is willing to make positive accommodations in order to stay in our downtown area. Allowing their growth, yet maintaining, even improving, those two lots thoughtfully, is in the best interests of Louisville.

Best regards,  
Shadlee Friesen

**Kristin Dean**

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**Subject:** FW: Terraces on Main

**From:** Chris Gabriel [<mailto:chrisgabriel101@gmail.com>]

**Sent:** Monday, February 26, 2018 2:06 PM

**To:** City Council

**Subject:** Terraces on Main

Hi,

Just writing in support of this project. The buildings that this would replace are worn down and this seems like a much better use of valuable real estate.

Thanks!

Chris

## Planning Commission

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**From:** Jeffrey Gass <jeffreygass19@gmail.com>  
**Sent:** Thursday, February 1, 2018 8:43 AM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Have no objection to a 3 story commercial building.

I would like to see the structure have an old town feel, something that ties into historical Louisville(Mercantile Building)not like the Chase Bank building or modern looking residential building

Is the parking garage below ground? Assuming set back is exactly like existing building so dining on sidewalk will not hinder pedestrian flow and eliminate street parking in the summer

Jeffrey Gass  
914-656-7918

Sent from my I-phone

Jeffrey Gass  
914-656-7918  
Jeffreygass19@gmail.com

Sent from my I-phone

## Planning Commission

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**From:** Alex Gorsevski <churuk@yahoo.com>  
**Sent:** Tuesday, February 13, 2018 3:31 PM  
**To:** Planning Commission  
**Subject:** Terraces on Main

Dear Planning Commission:

I'm in support of the Terraces on Main project, but I do have one concern regarding the parking garage. The basement floor plan shows only one entrance/exit to the parking area. This would potentially be a problem for someone entering the garage when the garage is full, since there is no obvious way to turn around or safely exit. The problem would be compounded if another car were to follow the first.

Thank you,  
Alex Gorsevski, PE  
711 Pine-Needle Lane

**Lisa Ritchie**

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**From:** Jennifer Haggar <jenniferhagggar@outlook.com>  
**Sent:** Thursday, February 1, 2018 3:10 PM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

I live in Louisville and would like to provide my input on the Terraces on Main. I think a 3 story building in that location is fine. I don't think it will block anyone's view of the mountains and there are other buildings of that height in the area, so the height and overall size of this building seem reasonable.

I'm a little concerned about the style though. I would encourage the developers to try to mimic the historic buildings in the area, at least on the first level, and try to design the top so that it blends in with the current architectural style of the area. The current 3 story buildings in Main did not use the architectural style of the area, and the result is disappointing. For example, the Chase building and 908 Main.

Thanks,

Jennifer Haggar  
720-544-1446

**Kristin Dean**

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**Subject:** FW: Building proposed

----- Forwarded message -----

From: **Becky Harney** <[bucket4roses@gmail.com](mailto:bucket4roses@gmail.com)>

Date: Wed, Feb 7, 2018 at 9:19 AM

Subject: Building proposed

To: Ashley Stolzmann [dennism@louisvilleco.gov](mailto:dennism@louisvilleco.gov)

Ashley & Dennis,

I just wanted to weigh in on the building being proposed by Boulder Creek Neighborhoods to replace their offices on Main Street -

I am **FOR** letting them build as planned.

Thanks for serving the citizens of Louisville!

Becky Harney

105 Rose St., Lsv.

## Planning Commission

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**From:** Gail Hartman <gail.a.hartman@gmail.com>  
**Sent:** Wednesday, February 7, 2018 10:26 AM  
**To:** Planning Commission  
**Subject:** Comments re: Terraces on Main proposal

To the Louisville Planning Commission,

I am so disappointed and surprised to see the renderings and read the descriptions of Terraces on Main. I'm even more stunned to read that the Planning Dept. is recommending approval. With just one glance at the renderings, it is clear that the mass, scale, and design don't come close to fitting our existing, historic downtown—nor do they meet the intentions and guidelines of the City's Comprehensive Plan.

There are many talented architects and developers worldwide who work diligently to blend historic and new architecture in ways that do not overwhelm original, historic, surrounding buildings, but rather complement them. That kind of work requires an insightful vision that the current plan for Terraces on Main does not reflect in any way.

John Robertson, Principal Director of John Robertson Architecture in the UK stated that, "*The work on historic constructions is about respecting the past while providing a worthy legacy for the future.*" I see neither a respect for Louisville's past nor a worthy legacy for its future in the current Terraces on Main design. I therefore urge the Planning Commission to reject this plan that contains so many jarring extremes between modern and historic design, mass, and scale—and instead urge the City to work alongside professionals who are interested in integrating new design that truly complements the look and feel of Louisville's unique, historic downtown architecture.

Thank you,

Gail Hartman  
Louisville, CO



**Kristin Dean**

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**Subject:** FW: Comments: Terraces on Main plan

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**From:** Gail Hartman [<mailto:gail.a.hartman@gmail.com>]

**Sent:** Monday, March 12, 2018 6:04 AM

**To:** City Council

**Subject:** Comments: Terraces on Main plan

To the Louisville City Council,

I am writing to urge the City Council to reject the Terraces on Main plan in its current form.

I was truly shocked as I watched the web stream of the Planning Commission (PC) meeting about this plan. All but one member of the PC (who were present) approved to move the plan forward to the City Council. The plan for a 3-story wall of glass alone should have given them pause. And, it did. For a few minutes. Some members rightly expressed concern about the wall of glass, as well as other troubling issues with the overall design. And then all but one chose to ignore their own concerns and comments—expressed moments earlier—by voting to approve the plan. One would have expected the PC to have at least continued the meeting to work with planning staff and the applicant to address their concerns. That didn't happen and I believe it was a huge mistake that will have serious ramifications for Louisville's historic downtown.

With just one glance at the renderings, it is clear that the mass, scale, materials, and design don't come close to fitting our existing, historic downtown—nor do they meet the intentions and guidelines of the Design Handbook for Downtown Louisville and the Downtown Louisville Framework Plan. For example, I remain stumped by the planning staff's odd interpretation that the Terraces on Main meets the Municipal Code Criteria, which requires a PUD to have "an appropriate relationship to the surrounding area." I fail to see how that specific criteria is met, not to mention the criteria outlined in the Design Handbook for Downtown Louisville, which states that the "... height, width and depth of a new building should be compatible with existing buildings in the area and especially with those structures that are immediately adjacent to a project." I can't fathom how the planning dept. and PC believe that a 3-story wall of glass is "compatible" with The Huckleberry. Really?

What's at stake is the Pine and Main St. area which acts as a "gateway" to our downtown. There is no question that the existing buildings in question should be redeveloped. But communities all around CO (and the world) have redeveloped historic areas in ways that seamlessly blend historic and new architecture such that they do not overwhelm the surrounding buildings, but rather complement them. That kind of work requires an insightful vision that the current plan for Terraces on Main does not contain.

John Robertson, Principal Director of John Robertson Architecture in the UK stated that, "*The work on historic constructions is about respecting the past while providing a worthy legacy for the future.*" I see neither a respect for Louisville's past nor a worthy legacy for its future in the current Terraces on Main plan.

I therefore urge the City Council to reject the current plan that contains so many jarring extremes between modern and historic design, materials, mass, and scale—and instead work alongside the applicant and planning staff to revise the plan into one that truly integrates into and complements the mass, scale, and design of Louisville's existing unique historic downtown.

Thank you,

Gail Hartman

Louisville, CO

## Planning Commission

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**From:** Debbie Haseman <hasemandebbie@gmail.com>  
**Sent:** Monday, February 5, 2018 7:22 AM  
**To:** Planning Commission  
**Cc:** Debbie Haseman  
**Subject:** Terraces on Main development

Hello Planning Commission,

I don't support the design for the Terraces on Main development in downtown Louisville. I don't like the straight vertical and horizontal lines right on the sidewalk and the on the sides of the second stories. I don't like the boring design of the windows. It is uninteresting and not the look that I want to have for our downtown. I have heard the architect say that the design follows the current code and respects downtown small town character. It may do this but it is following the mid-century design that should not be copied. Yes, the current old county building had that design, but why should be copy something so uninteresting. When I hear people talk about downtown they talk about how cute and charming it is. This design for the Terraces is not that. To me it looks urbanized, big city, sleek and industrial. It just doesn't fit in that space.

I also am concerned about the impact of the garage. Yes, I think underground would be good. That I think is a good idea, but what are the studies of impact for traffic patterns in the alley? And I also heard that there will be an extension into the alley. That is a small space back there. This doesn't seem like a good idea.

Please please don't allow this design to move forward. Ask for a new design for this development that fits with turn of the century design, that is cute and charming, that looks small town. This is so important.

Thank you,  
Debbie Haseman

## Planning Commission

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**From:** Joel Hayes <hayesjoel@gmail.com>  
**Sent:** Thursday, February 1, 2018 8:40 AM  
**To:** Planning Commission  
**Subject:** Proposed Terraces on Main

Dear Commissioners:

I write to oppose the proposed Terraces on Main project. I believe the 3-story design is incompatible with buildings in the area, and is particularly incompatible with the neighboring buildings. It would tower over all of the existing buildings along Main Street, and change the feel charm of old town Louisville. And it would to an already problematic parking and traffic flow problem.

I think it is understatement to say that that it would not appear similar in mass and scale to buildings found traditionally in the area. It would be a disservice to the people who have invested in restaurants, coffee houses, art galleries and other businesses in the area based on a old town entertainment scene. And it would eliminate the small downtown feel we love about Louisville.

Thank you for your attention to my letter.

Sincerely,

Joel Hayes  
187 Harper St.  
Louisville CO 80027

## Planning Commission

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**From:** Chris Hobbs <cshobbs@ameritech.net>  
**Sent:** Saturday, February 3, 2018 3:48 PM  
**To:** Planning Commission  
**Subject:** Terraces on Main

Dear Planning Commission - I support the Terraces on Main project and would appreciate your consideration of the following points:

- Their new offices will be on the upper floors to return the street level to new retail uses
- They will consolidate their employees into one space and open up downtown office space for new tenants
- Their 80 employees will eat, shop and support our small local businesses
- They are proposing to build the required parking spaces based on the city code (underneath the building)
- Their architecture respects our small town character by adhering to our current code
- Their 3rd floor setback is consistent with our small town character

Respectfully,

Chris

Chris Hobbs  
216-346-2588

## Planning Commission

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**From:** Jessica Hogan <jhogan11@gmail.com>  
**Sent:** Friday, February 2, 2018 12:04 PM  
**To:** Planning Commission  
**Cc:** Benton Hogan  
**Subject:** Public Comment: Terraces on Main Building Proposal

Dear Commissioners,

We are 12 year residents of Louisville and believe that our historic downtown is critical to our culture, our unique community and our overall city health. The proposed Terraces on Main simply do not fit within our downtown -- the aesthetic will be completely wrong, the size will be incredibly large, dwarfing the adjacent buildings and it will post a major threat to the future of our downtown environment. This building, if approved, will signal to all developers that Louisville doesn't care to maintain our historic landmarks and everything is for sale. It's a slippery slope we should be wise to avoid.

Thank you and thank you for your hard work on behalf of our community.

Jessica and Ben Hogan  
236 W Sycamore Lane, Louisville

Re: [https://mailchi.mp/c3ba43adf7e6/neighborhood\\_meeting\\_87\\_houses\\_and\\_townhomes\\_proposed-1111969](https://mailchi.mp/c3ba43adf7e6/neighborhood_meeting_87_houses_and_townhomes_proposed-1111969)

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Jessica Hogan  
c [214.236.0984](https://mailchi.mp/c3ba43adf7e6/neighborhood_meeting_87_houses_and_townhomes_proposed-1111969)

## Planning Commission

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**From:** Nick Jacobs <nickongrant@gmail.com>  
**Sent:** Monday, February 5, 2018 8:21 PM  
**To:** Planning Commission  
**Subject:** Main St Building Proposal

Dear Commissioners,

I am so pleased and truly excited to hear about the newly proposed development on Main St., next to Huckleberry. The third floor is a brilliant idea and so wonderfully designed. More density is needed in Old Town. People like me are seeking greater choice, more density, and diversity in our beloved town. I believe this project will deliver much needed office space, a huge restaurant and finally, underground parking!!! Even if the parking is private, it's the precedent-setting action of simply having it here that gets me so excited.

It is critically important that our town evolves just like our pioneering, coal mining first residents intended. Yes, they did intend for growth...that's why they came here. We must not fall prey to the people whose primary civic contribution seems to be screaming, "no," at everything and everyone. Please encourage more development of this size, density, type, and intensity before Old Town Louisville is leap-frogged by neighboring downtowns for doing the same. We are not immune to economic collapse or the chronic depression of our vibrant growth, to suggest otherwise is nonsense. The vast majority of Old Town residents desperately want more and better options for commerce in Old Town. All proprietors will benefit because it will draw more people, for longer periods, more frequently.

Please act with authenticity and intellectual honesty about our future.

Sincerely,  
Nick Jacobs  
1108 Grant Avenue

**Lisa Ritchie**

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**From:** patsy <pjames7420@msn.com>  
**Sent:** Thursday, February 1, 2018 6:35 PM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Dear Planning Commissioner

I hope you do not grant a building permit to the Louisville Downtown development of the three story commercial building in Historic Downtown building. It is massive, does not fit with the culture of downtown and does not fit with the overall growth plan for Louisville

Louisville is a charming small town and does not need a three story box in the middle of Main Street.

I was a long time residence of Louisville and really hate to see this type of development to go through. Progress is important, but not this massive development.

Thank you for your consideration and listening to the people who cherish Louisville.

Kindly

Patsy James  
7420 Panorama Drive  
Boulder County,



## Planning Commission

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**From:** E Kaufman <e3d.kaufman@gmail.com>  
**Sent:** Sunday, February 4, 2018 7:58 PM  
**To:** Planning Commission  
**Subject:** Terraces on Main Project

Dear Planning Commission,

I support the Terraces on Main project. I believe this is what Louisville needs to stay vibrant and progressive in attracting people to live, work, shop, and do business in Louisville. Some things to consider:

- Their new offices will be on the upper floors to return the street level to new retail uses
- They will consolidate their employees into one space and open up downtown office space for new tenants
- Their 80 employees will eat, shop and support our small local businesses
- They are proposing to build the required parking spaces based on the city code (underneath the building)
- Their architecture respects our small town character by adhering to our current code
- Their 3rd floor setback is consistent with our small town character

If Louisville doesn't change with the times, it runs the risk of becoming the early 2000's version of the Druid Arms, Senōr T's and Hickory Sticks. No one will want to spend money and time here. I trust you all to ensure current code compliance. Please move forward with this project and take Louisville into the future.

Thank you,  
Elizabeth Kaufman  
783 Orchard Dr  
Louisville  
720-891-3553

## Planning Commission

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**From:** Gloria Kirkpatrick <gloriaskirkpatrick@gmail.com>  
**Sent:** Friday, February 2, 2018 9:18 PM  
**To:** Planning Commission  
**Subject:** Terraces on Main Street

To the Planning Commission,

I am in favor of going forward with Boulder Creek Neighborhoods building plan for the following reasons

- Their new offices will be on the upper floors to return the street level to new retail uses
- They will consolidate their employees into one space and open up downtown office space for new tenants
- Their 80 employees will eat, shop and support our small local businesses
- They are proposing to build the required parking spaces based on the city code (underneath the building)
- Their architecture respects our small town character by adhering to our current code
- Their 3rd floor setback is consistent with our small town character

Gloria Kirkpatrick  
303-941-6158

Gloria sent from my iPad

## Planning Commission

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**From:** Jill Kranitz <jillkranitz@gmail.com>  
**Sent:** Friday, February 2, 2018 12:00 PM  
**To:** Planning Commission  
**Subject:** 3 Story building on Main Street.

Please do not approve either the size of this building or the style. The size looks ridiculous in contrast to the buildings it is next two. Do we not care about the charm of this town that is part of what makes Louisville a wonderful place to live? As for the style, that too looks ridiculous. I think there must be a way to find something that matches Louisville.

It looks like this building wouldn't even have enough frontage space to match the size its size.

Again, PLEASE don't approve this building's size or style!!!

Thank you.

A concerned Louisville resident.

Jill Kranitz

## Planning Commission

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**From:** Michael Kranzdorf <mike@amterre.com>  
**Sent:** Wednesday, February 7, 2018 10:51 AM  
**To:** Planning Commission  
**Subject:** February 8 Agenda

Hello,

I am writing in support of both proposals on the February 8, 2018 agenda. Clementine Commons appears to be a good use of the land on East Street. I do have a concern about the increased traffic on East Street, which is not very wide, and also at the intersection at Pine Street and East Street. Perhaps the city can find a way to keep that intersection moving more freely in the future.

Terraces on Main is a great reuse of the outdated structures at 712 and 722 Main Street. The return of the ground floor to retail use and the additional parking are very positive for the downtown environment. The third floor seems far enough from Main Street to be unobtrusive and will provide excellent office space for years to come.

Thank you,

Michael Kranzdorf  
Amterre Property Group LLC

## Planning Commission

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**From:** Deb Kulcsar <debkulcsar55@gmail.com>  
**Sent:** Thursday, February 1, 2018 7:04 AM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Hello

My husband and I moved to Old Town Louisville on Jefferson Ave 30 years ago. We had our lovely home put on the historical register to preserve the old town feel. We've seen too many homes that were scraped and now look like California.

After seeing the plan for the 3 story building smack dab in the middle of Main Street, I'm writing to request that any building in that spot at least LOOK like the rest of Old Town. That huge block would change the character, and if that's what Louisville is attempting to do, maybe that is the right style. But it looks like Boulder does NOW. The other building on Main the next 2 blocks north was enough of a change. AND — is that building even OCCUPIED?

I'm for reducing the height for sure. If Louisville is heading towards a more Boulder feel, then it looks like a nice building.

But it's doesn't lend itself to the old town feel of Louisville.

Thanks for reading.

=====

Deb Kulcsar, MS  
Director, *Experiential Learning Associates*  
Adjunct Faculty, *Red Rocks Community College*  
Lead Challenge Course Facilitator, *West Pines Training Center*

<http://experientiallearningassociates.org>  
<http://www.facebook.com/debra.kulcsar>  
[westpinestrainingcenter.org](http://westpinestrainingcenter.org)  
<https://www.facebook.com/ExperientialLearning>

720-291-6390 cell  
303-665-9381 alternate

## MEMORANDUM

DATE: February 2, 2018

TO: Planning Commission

FROM: John Leary

SUBJECT: Terrace on Main PUD

### Introduction

The decision on the Terrace on Main PUD is straightforward with a judgment laden decision process. It is straightforward as it essentially comes down to answering the question – Does it fit? It is highly judgmental as, aside from a few fairly objective criteria, there is no prescriptive basis for answering the question. Rather, the decision must be made by relying largely on aesthetic judgments.

This being said, there are a number of policies, standards, and laws that must be used to inform these judgments. It is not a decision to be made on a on the basis of personal ideologies.<sup>1</sup>

### Decision Context

The PUD approval criteria in the Louisville Municipal Code interface with two City documents – the Downtown Louisville Framework Plan (Framework Plan) and the City of Louisville Design Handbook for Downtown Louisville (Handbook). The Framework Plan has been incorporated into the City's Comprehensive Plan and the Handbook has been incorporated into the Municipal Code.

Since the Framework Plan is part of the Comprehensive Plan, the PUD in question must be found consistent with it. One of the main issues for developing the Plan was "... the need to ensure that new development, redevelopment and restoration are in keeping with the historic scale

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<sup>1</sup> There has been a perception in the community that, in the past few years, some Planning Commission members have eschewed using mandated criteria in favor of personal ideologies.

and character of the downtown area.”<sup>2</sup> The first goal of the project for developing the Plan was: The “downtown should develop in a manner that enhances its traditional character.” The Plan’s first recommendation for action was to “develop formal urban design and architectural guidelines for the downtown commercial area that can be applied during the City’s planned unit development (PUD) review process. These guidelines should ensure that the historic scale and character of the downtown streetscape is maintained.”<sup>3</sup>

Based on this recommendation the Handbook was developed<sup>4</sup>. As with the Framework Plan, the Handbook dedicates considerable space to establishing the intent of the document. This creates a clear context and helps define the purpose of the standards and guidelines. The introduction contains the following “general standard for new construction: New interpretation of traditional building types are encouraged, such that they are seen as products of their own time and yet compatible with their old neighbors.

1) Historic details that were not found in Louisville are inappropriate.  
2) However, using traditional proportions of height, width and depth are very important to be compatible with the established mass and scale of downtown Louisville.”<sup>5</sup>

I have initially focused on the intent of these documents to emphasize their overall purpose. They exist for the main purpose of preserving the historical character of downtown Louisville and are integral to informing the judgments required by the Louisville Municipal Code (LMC) in determining the acceptability of PUDs in downtown Louisville. It is a mistake to focus solely on individual standards and guidelines and to essentially add up yeses and noes. The important thing is to look at them in the overall context of their purpose. Most of the standards and guidelines in the Handbook are not intended to be prescriptive as “they do not dictate solutions. Instead, they define a range of appropriate

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<sup>2</sup> Framework Plan p. 3.

<sup>3</sup> Framework Plan p. 5.

<sup>4</sup> The Handbook and Framework Plan were actually developed in roughly in the same timeframe. The Council adopted the Framework Plan and incorporated the Handbook into the Code in the “proper” order.

<sup>5</sup> Handbook p. 3.

responses to a variety of specific design issues.”<sup>6</sup> Yes, some of the standards are mandatory, but it takes a combination of mandatory and voluntary to meet the purpose of the Handbook and to subsequently satisfy mandatory PUD criteria.

The City is solidly and purposely in the business of regulating design, mass, and scale in downtown Louisville. Hopefully, you will believe this to be obvious. However, in the past, it has not always been the view of some members of the Planning Commission.

### Municipal Code PUD Requirements Relating to Handbook

17.28 of the LMC practically trips over itself making it clear that standards and guidelines in the Handbook must be considered in considering a commercial PUD. Moreover, it sets a very high standard for “waiving or modifying” standards by requiring a project must first meet the requirements of 17.28.110 and consequently the “spirit and intent” of the criteria in 17.28.120. This is a very high standard as some of these criteria outweigh standards and guidelines found in the Handbook.

The predominant issue in deciding the acceptability of this PUD is that of mass and scale. The following Handbook policy addresses this issue: “The mass and scale of buildings in downtown Louisville are among the greatest influences for compatible construction in the community. The height, width and depth of a new building should be compatible with existing buildings in the area and especially with those structures that are immediately adjacent to a project. The scale of a building also should relate to its lot size and placement on the lot.”<sup>7</sup>

A number of Handbook standards address this issue. Below is a list of key standards followed by an assessment of how well they are met by the Terrace on Main proposal.

- 1) G1. "All projects should respect the traditional context of downtown."

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<sup>6</sup> Handbook p. vii.

<sup>7</sup> Handbook p. 24.



Despite some attempts to mitigate the mass and scale of this building it clearly is not close to traditional buildings. From most street views<sup>8</sup> the building will not approach looking traditional.

2) G20. "New construction should appear similar in mass and scale to structures found traditionally in the area."

(Assessment same as G1).

3) G21. "A larger building may be divided into "modules" that reflect the traditional scale of construction."

The applicant makes a good faith effort to use this standard. However, the third floor creates a "cap" that unifies the appearance of the building. The modular effect is essentially negated.

4) G34. "The ratio of windows to wall surface should be similar to that seen traditionally. Guideline 1) under this standard states "large surfaces of glass are inappropriate on residential structures and on the upper floor of commercial buildings."

The third floor of the building violates this standard.

5) C6. "If a third story is to be used, it should appear as a subordinate addition to a two-story building. Guideline 2) The third story should be setback substantially from the sidewalk edge such that the buildings will appear to be two stories in height as seen from across the street."

The third story setback does not eliminate the ability to see the story from across the street. The building design ensures that, for half the building, most of the third story will be visible and it is

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<sup>8</sup> This building would look humongous from the sidewalk across the street. Additionally, the street view also includes views from sidewalks on all sides of the proposed building. For example, the view from the sidewalk between the Lucky Pie and Main Street would also be extremely impacted.

unlikely the other half will be blocked by the modular two story structures.<sup>9</sup> Furthermore, as can be seen in the north and south views of the structure, as one approaches the building, from either direction on the sidewalk across the street, the third story is clearly visible.

The Framework Plan also addresses the third story issue. It contains the following policy: "Permit development at a two story scale with three-story buildings permitted when defined goals are achieved. These goals could include providing public spaces such as plazas or outdoor dining areas, providing public art and meeting defined historic preservation goals.

To my knowledge, there has never been a delineation of goals in response to this policy. As discussed earlier, the Framework Plan called for the development of "urban design and architectural guidelines" that "should ensure that the historic scale and character of the downtown streetscape is maintained."<sup>10</sup> Given this direction, I believe it is safe to say the Handbook philosophies and standards reasonably express the goals for downtown Louisville.

#### Municipal Code PUD Plan Criteria

17.28.050 and 17.28.110 of the LMC, in combination, allow standards and guidelines from the Handbook to be waived by the City Council, but only if the criteria in 17.28.120 are met. 17.28.120 contains the criteria for approving a development plan.

17.28.120. A 1,8 and 11 apply to the Terrace on Main development plan. A.1 and A.3 deal with related issues. A.1 requires the proposed building to have "an appropriate relationship to the surrounding area. A.8 requires the building to have an appropriate "site relationship and bulk."

The mass and scale of this building is far in excess the buildings on either side of it. It would totally dominate the row of buildings in which

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<sup>9</sup> There are no to scale drawings from "across the street" in the applicant's proposal.

<sup>10</sup> Framework Plan, Page 5.

it would be built. Furthermore, it would exceed the height of any other building in the downtown area. Criteria A1 & A3 are not met.

A.11 requires the plan to comply with "all applicable design standards and guidelines... This creates an interesting "catch 22," as this criterion cannot be waived unless it is met. As has been demonstrated above many of the standards have not been met.

Part B of 17.28.120 requires the project, as opposed to Part A which deals with the plan, to be consistent with a set of criteria and guidelines.<sup>11</sup>

B 1 and 15 are relevant to this project. B.1 requires the development to "be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines." As discussed above this criterion has not been met.

B.15 states "architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city." Based on above discussions, this criterion has not been met.

### LMC Zoning Requirements

Early in this memo I dwelled on the issue of this decision being a mixture of aesthetic judgments and compliance with the spirit and intent of documents created to inform your decision. The way the zoning ordinance deals with height restrictions in downtown Louisville fully demonstrates this relationship. Footnote 10 in 17.12.040 of the LMC leaves the issue of heights to the discretion of the City Council. The footnote reads: "... As part of any subdivision or development plan approval, the city council may require a lower maximum building height within such commercial Core Area or Transition Area of Downtown Louisville based on application of criteria set forth in titles

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<sup>11</sup> For the matter at hand, this appears to be approaching a distinction without a difference.

16 and 17 and the Design Handbook for Downtown Louisville, and in order to ensure varied building heights and the appearance of a two-story building mass from the street pedestrian scale."

The message here, is that taking certain pieces of information into account, the City Council can set building heights that would accommodate the need for varied building heights and ensuring no building looks taller than two stories from the street.

In sum, there is no "height by right" in downtown Louisville.

### Summary

Preserving the historical character of downtown Louisville is a high priority for the City of Louisville. Our leaders have, over the pass 20 years, demonstrated this by putting in place policies and requirements to achieve this goal. The citizens of Louisville have backed up this goal by twice taxing themselves to help preserve the character of our downtown. At the same time we have, as a City, recognized there will be change in the downtown area and it your responsibility to guide that change in a way that is consistent with established policies and regulations.

To sum up, despite all of the above verbiage, the issue before you comes down to answering the simple question I began with. Does it fit? I think not.



## Planning Commission

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**From:** Ron LoSasso <etz74@yahoo.com>  
**Sent:** Friday, February 2, 2018 3:08 PM  
**To:** Planning Commission  
**Subject:** 3 story Main Street plan

We are not in favor of this plan.  
Ron LoSasso  
498 Eisenhower Dr

## Planning Commission

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**From:** Jeffrey Lucas <JLucas@baronproperties.com>  
**Sent:** Tuesday, February 6, 2018 8:14 AM  
**To:** Planning Commission  
**Subject:** Letter in Support of New Boulder Creek Neighborhoods Building

Planning Commission Board Members –

I recently wrote a letter to Council in favor of the Voltage building proposal on Main Street. Since it captures my feelings about the proposed Boulder Creek Neighborhoods building so well, I will reiterate my sentiment below:

*I am writing in regard to the proposed Boulder Creek Neighborhoods on Main St. As a member of the DBA and devoted resident of Historic Downtown Louisville, I am in full support of the proposal. A failure to foster growth, innovation, and job creation in our community would be a huge detriment to all Louisville citizens. The Planning Commission has a duty to uphold the best interests of the community, and there is no doubt that halting business development and progress in Historic Downtown is in direct opposition to this charter.*

*Surrounding cities such as Lafayette, Erie, and Longmont are competing to attract businesses, citizens, and a prized reputation. In many instances, such as Retail, these communities have begun to outcompete Louisville. If this continues, Louisville's reputation, vibrancy, and character are at stake.*

*I am 28 years old and have owned property in Old Town for 2 years. I intend to be here for many more decades, and have faith that the unique buzz of our community will only grow over time. However, the prejudice against change and progress must stop. I urge you to make the right decision and support, not only the Boulder Creek neighborhoods PUD proposal, but all future commerce and development in Old Town.*

My very best,  
Jeff

Jeffrey Lucas  
Baron Properties | Mountain West Industrial Properties | Liv URBN  
1401 17th Street, Suite 700  
Denver, CO 80202  
[\(719\) 640-5828](tel:7196405828) – mobile



## Planning Commission

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**From:** Terry Lynch <tlynch11@gmail.com>  
**Sent:** Tuesday, February 6, 2018 6:31 AM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Members of the Louisville City Planning Commission;

Please do not approve the Terraces on Main development.

I believe this new building would change the character of Main Street, one of the city's greatest assets.

Louisville has enough development that falls within the current guidelines, making exceptions opens up a "bag of worms" and encourages other developers to spend time and money planning a development which will cost the city time and money to review.

Thank you,

Terry Lynch

1117 1/2 La Farge Avenue

Louisville, CO 80027



## Lisa Ritchie

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**From:** Jules Marie <ecowriter@yahoo.com>  
**Sent:** Thursday, February 1, 2018 7:24 PM  
**To:** Planning Commission  
**Subject:** 3-story building feedback.

Scale it down! Geez! What is with the commission? The fact that the design is this far along tells me the writing's on the wall and it's a done deal. It's completely ridiculous that it's even gotten this far.

How about you say no and don't suck up to whomever is trying to persuade you to say yes to this deal. Just say no!

We have got to stop trying to make Louisville like every other town. Louisville is losing its charm due to construction ideas/projects like this that don't even begin to fit our homey downtown image. Delo's "Monopoly-like" homes detract even further. Don't blast me with a NIMBY response; that's not what this is about. I'm all for growth when it's planned well and fits with the character of the town and this project does NOT fit with Louisville's character, IMHO. If we say yes to this design, it'll be a snowball effect.

Please say no. Do not succumb to peer pressure; we do not need a building of this height in downtown. Please think this through and say no to this ridiculous project.

Thank you.

Jules Marie

## Planning Commission

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**From:** Michael McClure <michael.mcclure.inc@gmail.com>  
**Sent:** Sunday, February 4, 2018 2:56 PM  
**To:** Planning Commission  
**Subject:** Boulder Creek Redevelopment Project

I am a Louisville resident in support of the Boulder Creek offices on Main Street in Louisville being redeveloped according to the plans on the website, including the 3rd story.

More parking is great, and more people working downtown helps support the local restaurants at lunch and dinner, etc.

I think having it look new is a good idea - new buildings trying to look old end up looking neither. I used to live in Denver and areas like Mayfair, Wash Park, and Cherry Creek have mixed old and new nicely.

We already have a 3 story building on Main Street and I don't think another will harm anything.

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Michael McClure    [michael.mcclure.inc@gmail.com](mailto:michael.mcclure.inc@gmail.com)    303.807.3210

## Planning Commission

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**From:** Vickee McFarren <vickeemcfarren@gmail.com>  
**Sent:** Sunday, February 4, 2018 12:00 PM  
**To:** Planning Commission  
**Subject:** 712-722 Main St, Louisville CO 80027

I am in support of the proposed building by Boulder Creek Neighborhoods. The 3rd story setback keeps the old feel, and if their parking is as promised, will not adversely affect the neighborhood too much. Yes, there will be a bit more traffic. I do believe the employees will shop/eat/be a benefit. As a person who goes to downtown Louisville frequently, I agree with all the bullet points below:

- Their new offices will be on the upper floors to return the street level to new retail uses
- They will consolidate their employees into one space and open up downtown office space for new tenants
- Their 80 employees will eat, shop and support our small local businesses
- They are proposing to build the required parking spaces based on the city code (underneath the building)
- Their architecture respects our small town character by adhering to our current code
- Their 3rd floor setback is consistent with our small town character

Respectfully submitted,

Vickee McFarren

689 Flagstone Place

Superior, CO 80027

**Lisa Ritchie**

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**From:** Tommi McHugh <tommibeth@gmail.com>  
**Sent:** Thursday, February 1, 2018 7:56 PM  
**To:** Planning Commission  
**Subject:** Proposed Terraces on Main

Planning Commission Members,

I am so saddened by the continued growth and development in our town and how it is impacting the quality of life. As a resident of Old Town I see daily how the parking, congestion, and general feel of our "small town" has already changed drastically in the past 10 years. Small homes are being replaced by huge homes that do not at all fit in with what original homes look like. New developments are popping up so constantly that I no longer feel like I live in an oasis surrounded by a sea of development. I now live in the midst of that development.

Can we please work with a rationale that limits the desire to grow, and instead work to truly preserve what makes our town so special? The proposed building would greatly impact our town. If we allow one three story building, it will quickly become the trend to build all buildings even bigger, and taller. Where will all these people park? The building that is there is certainly not of great historical significance, but the proposed building would so greatly impact even further the look and feel of our town. Let's work towards the preservation of what made Louisville the best place to live, and stop trying to cash in on that by replacing that special look and feel with more people, and development.

Thanks for your time and your work to keep Louisville great. I appreciate all you do, and the time you give.

Tommi McHugh  
700 Lincoln Ave

Michael B. Menaker  
1827 W. Choke Cherry Drive  
Louisville, Colorado 80027  
303.665.9811  
[michael@hostworks.net](mailto:michael@hostworks.net)

February 3, 2018

Dear Chairman Brauneis and Planning Commissioners:

I will be unable to attend your meeting on February 8<sup>th</sup>, but wanted to share my thoughts and comments on the “Terraces On Main Street” project.

A small group (truly less than a dozen folks) have been circulating an alarmist and distorted representation of this project in an attempt to stir up public angst and anger. Using a technical elevation that is not representative of real world views and total square footage numbers, this is an attempt to present the Terraces as some kind of gross outlier and unacceptable to Louisville.

Nothing could be further from the truth. As detailed in your meeting packet:

- The 3<sup>rd</sup> story is set back 49 feet from the street and less than half the size of the main floor to minimize mass.
- Of the total square footage (37,171sf) –10,754sf is in the parking garage, and 5,560sf plus half of the parking garage is basement space – invisible from the street.
- The Main St. façade is divided into sections which are similar to traditional downtown buildings.
- Half of the building is one story to accommodate the existing historic building that is home to the Huckleberry.

You will hear much about “compatibility” and “character”. That discussion should recognize that most of the block is comprised of old, non-historic structures that may well be redeveloped themselves in the future. Should the design of the Terraces be held hostage to – as an example - the old Black Diamond, now home to The Melting Pot? I think not. Is the building now home to the Double Happy an architectural treasure?

Compatibility with the future is as important as compatibility with the present.

As to “character”. I find that the character of downtown is defined by the people in the buildings more than the buildings themselves. Creating a new place for a daytime population downtown that will work, shop and dine there will do nothing but add to the character of downtown and the success of our local businesses

I find the “The Terraces On Main Street” to be welcome and needed addition to Louisville. The third story allows for retail uses at street level, it’s design respectful of its historic neighbor to the South, its new tenants welcome by all downtown businesses, and its accommodation of all required parking on site commendable.

Let me leave you with two thoughts:

- Louisville is not, and never should become, a museum. We should always aspire to be a dynamic, vital and evolving community.
- We need not deprive the present (and the future) in the name of protecting the past. Let us not confuse history with nostalgia – successful communities change over time.

Thank you all for your consideration.

Sincerely,

## Planning Commission

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**From:** Leslee Miller <lesleem\_21@icloud.com>  
**Sent:** Sunday, February 4, 2018 4:05 PM  
**To:** Planning Commission  
**Subject:** New downtown development

Dear Planning Commission - I support the Terraces on Main project and would appreciate your consideration of the following points:

- Their new offices will be on the upper floors to return the street level to new retail uses
- They are proposing to build the required parking spaces based on the city code (underneath the building)
- Their architecture respects our small town character by adhering to our current code

Leslee Miller  
2150 Charles Lane  
Louisville

Sent from my iPhone



## Planning Commission

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**From:** Debbie Moguillansky <dmoguill@gmail.com>  
**Sent:** Friday, February 2, 2018 8:41 PM  
**To:** Planning Commission  
**Subject:** Support for Terraces on Main

Hello, I am a Louisville resident and live near Fireside Elementary school. I wanted to express my support for the Terraces on Main project. It will add more retail/restaurant space to the street while also allowing businesses to stay local in Louisville. I think having more retail space will be very valuable and will bring more people to our lovely little downtown and expand our economy.

Thanks for considering!  
Debbie Moguillansky

## Planning Commission

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**From:** Richard Morgan <richardmorgan644@gmail.com>  
**Sent:** Saturday, February 3, 2018 1:39 PM  
**To:** Planning Commission  
**Subject:** I support The Terraces on Main

Good afternoon, Planning Commissioners.

I am a 20 year resident of Louisville. I live at 644 W. Pine Street.

I'm writing you today to express my full support for the Terraces on Main, a new development by Boulder Creek Neighborhoods, a Louisville business. They have designed two beautiful buildings that respect the character and culture of historic downtown, while also adding maximum utility.

I would ask that you give consideration to the following strong project details:

1. Boulder Creek Neighborhoods intends to consolidate their employees into this new office space, which will make available new downtown office space for other tenants.
2. Consolidating employees into this location will increase demand for local retail businesses and restaurants, which is sorely needed.
3. The architectural design, especially the 3rd floor set back, respects the small town character of Louisville and adheres to current code.
4. New office space will be located on the upper floors thereby returning the street level to new retail uses.
5. Required parking will be conveniently located under the building.

Boulder Creek Neighborhoods is a valued local business and employer. I support their desire to activate this current "dead" space on Main Street. Thank you for giving their project your full and fair consideration.

Most sincerely,  
Richard

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Richard Morgan  
303.956.8188 (cell)

## Planning Commission

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**From:** mrgnfmly3 <mrgnfmly3@aol.com>  
**Sent:** Thursday, February 8, 2018 5:15 PM  
**To:** Planning Commission  
**Subject:** The Terraces on Main

Good afternoon members of the Planning Commission.

My name is Margaret Morgan. I live at 644 W. Pine St. I'm writing you today to express my total support for the project known as The Terraces on Main.

I believe you should give this thoughtfully designed project your full consideration and approval given some of its primary business and design attributes to include:

1. Although it's a 3-story building, the 3rd floor is set way back off the street. Moreover, required parking will be under the buildings.
2. Boulder Creek Neighborhoods, the owner, intends to consolidate its employee base (80 employees!) to downtown Louisville. No doubt, this will have very positive impact on local business receipts and the City's retail sales tax revenue.
3. The existing 70's era, single story office buildings are an eyesore! Boulder Creek's design activates the extremely important Main and Pine intersection, and returns the street level back to a retail use.
4. Finally, Boulder Creek's design respects the character of downtown Louisville and conforms to current building code.

Boulder Creek Neighborhood is a respected and valued local Louisville business and employer. I support this building concept and this business.

Thank you for your attention to this request.

Most sincerely,  
Margaret Morgan

Sent from my Sprint Samsung Galaxy S7.

## Planning Commission

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**From:** Susan <susankmorris@gmail.com>  
**Sent:** Thursday, February 8, 2018 7:22 AM  
**To:** Planning Commission  
**Subject:** Main Street proposal

I think the three story building proposal for Main St is a very bad idea. It is important for the Louisville downtown to maintain its very individual look. This proposal does not support that concept.

Please vote no for this proposal.

Thank you

Susan Morris

939 West Maple Court

Louisville

## Kristin Dean

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**From:** Rob Zuccaro  
**Sent:** Friday, February 9, 2018 10:32 AM  
**To:** Kristin Dean  
**Subject:** FW: Feedback for City of Louisville, CO

Robert Zuccaro, AICP  
Planning & Building Safety Director  
City of Louisville  
[rzuccaro@louisvilleco.gov](mailto:rzuccaro@louisvilleco.gov)  
303-335-4590

*The Department of Planning & Building Safety is collecting feedback to improve our customer service.  
Please let us know how we are doing by completing this short [survey!](#)*

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**From:** [info@louisvilleco.gov](mailto:info@louisvilleco.gov) [<mailto:info@louisvilleco.gov>]  
**Sent:** Friday, February 9, 2018 10:13 AM  
**To:** Citizen Inquiries <[info@louisvilleco.gov](mailto:info@louisvilleco.gov)>  
**Subject:** Feedback for City of Louisville, CO

You have received this feedback from John Myers <[jmyers@accountingworksllc.com](mailto:jmyers@accountingworksllc.com)> for the following page:

<http://www.louisvilleco.gov/government/city-council/councilmember-dennis-maloney-ward-iii>

I read the article in today's Daily Camera concerning the approval of the new building on Main Street with great interest. The Daily Camera included a rendering that significantly minimizes the mass of the new building in relation to the adjacent buildings. The large expanses of glass seem to be out of character with other buildings in the area. I certainly am no fan of the existing buildings at the site, but I feel the replacement building is too big. The Boulder Creek Neighborhoods 80 person workforce might be better served by locating in the CTC. John C Myers 229 S Cleveland Avenue 303.913.8590

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## Planning Commission

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**From:** Emily Norman <emilyrebeccanorman@gmail.com>  
**Sent:** Thursday, February 1, 2018 10:56 AM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Hi,

Thanks for asking our input.

To me this feels a lot like what Boulder did on the west end of pearl. Going from an open and charming historic feel to much taller and more modern feel. Personally I take me really sad. The west end of pearl no longer feels like pearl anymore. And I really worry that the same thing would happen to downtown Louisville in this instance. Taller might be ok if it was built to fit in with the other building but not the way it is in this design.

Please ask for another proposal that helps us keep what we and so many others love about our downtown, that we keep our historical charm even with modern going up all around.

Thanks  
Emily Norman

## Planning Commission

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**From:** Kerry Norman <kerry.j.norman@me.com>  
**Sent:** Sunday, February 4, 2018 3:41 PM  
**To:** Planning Commission  
**Subject:** 712-722 Main Street development

Dear Sir/Madam,

I have just come across initial images of the 712-722 Main Street redevelopment. While the addition of the third story (with its set back) actually doesn't bother me with this building, I must comment that the first two stories of this building are quite an eyesore. I feel these would be quite a blot of the architectural aspect of small town Louisville. It is unimaginative modernistic architecture at its worse.

I would encourage the planners to reject this proposal and to promote architecture more in keeping with small town Colorado and less in keeping with Metro Denver (which is what the style reminds me off).

Thank you for you consideration.

Kerry Norman  
195 W Elm St.  
Louisville.

## Lisa Ritchie

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**From:** Don Parcher <donparcher@gmail.com>  
**Sent:** Thursday, February 1, 2018 8:24 PM  
**To:** Planning Commission  
**Subject:** Proposal for 3-story building at 712 & 722 Main St.

I think the proposal for 3-story building at 712 & 722 Main St. would be terrible for Louisville. Please reject it.

Don Parcher  
378 Grouse Ct., Louisville, Colorado  
[HomeCare of the Rockies](#) caregiver  
[Citizens' Climate Lobby](#) volunteer  
[BoulderNet](#) co-organizer  
[Red Cross](#) volunteer (Boulder/Broomfield Disaster Action Team Jurisdiction Lead & Captain, and, Response On Call Officer)  
[TimeBank Boulder](#) (formerly SkillShare) volunteer member of Board & Membership Committee  
[BoCoDems](#) Precinct Leader  
[BoCoVOAD](#) (Voluntary Organizations Active in Disaster) participant  
[BoCoStrong](#) participant  
[Boulder County Adult Protection Review Team](#) member



## Planning Commission

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**From:** sharon pauley <confidence1638@gmail.com>  
**Sent:** Friday, February 2, 2018 9:39 PM  
**To:** Planning Commission  
**Subject:** proposed 3 story design for Main Street

I like the proposed design. While Louisville has a history it also has a future. Louisville already has a couple multistory buildings in the Main Street-Front Street business area and the new development east of the railroad tracks which are modern and welcome. I believe this design will be appealing from street level. Please approve this building so that our business district can grow with our town.

Sharon Pauley  
Ward 2

## Planning Commission

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**From:** Sandra Penoucos <sspenoucos@comcast.net>  
**Sent:** Tuesday, February 6, 2018 2:40 PM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

To the Louisville Planning Commission members,

We understand that you are open to resident input regarding the Terraces on Main proposal, and we would kindly ask that that this project **NOT** be approved.

From what we have seen, the proposed building appears totally out of scale and out of character with our existing, picturesque Main Street. Its size seems massive, compared to other neighboring shops, and do we really want office space to be the dominant feature in our architecturally unique downtown? We were attracted to Louisville by it's small town charm. The downtown area, in particular, attracts walkers, outdoor dining and family activities and visitors precisely because of this unique flavor, not found in other nearby communities. The addition of a 3-story modern design seems like just another mass-produced urban structure that would detract from the quaint feeling of Main Street, Louisville. Perhaps such a building would be better located on Front Street, where the library and other similar buildings are already standing, or on the other side of the railroad tracks, where the more modern style is seen in abundance.

**PLEASE**, let's keep the size and architectural style in line with our existing shops and eateries on Main Street! We love historic downtown Louisville, and there is plenty of room for new building outside the charming historic district. Let's preserve what we have!

Thank you for considering our input.

Sandy and Hector Penoucos  
1929 Patti Lane  
Louisville 80027

## Planning

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**Subject:** FW: Terraces on Main, Boulder Creek Project at 712-722 Main Street

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**From:** Bryan@trailheadwm.com [mailto:Bryan@trailheadwm.com]  
**Sent:** Monday, February 5, 2018 4:44 PM  
**To:** Planning <planning@Louisvilleco.gov>  
**Subject:** FW: Terraces on Main, Boulder Creek Project at 712-722 Main Street

To Whom it May Concern,

As a fellow business owner in downtown Louisville, I am in support of the proposal below being approved. It's a very thoughtful plan and design and I believe it promotes the values of our great community.

Thank you  
Bryan Pieper

*SERVICE      ADVICE      SIMPLICITY*

**Bryan J Pieper**, Partner, Senior PIM Portfolio Manager  
**Trailhead Wealth Management, LLC**  
[www.trailheadwm.com](http://www.trailheadwm.com)

*Map and Directions*

*801 Main St., Ste 300*

*Louisville, CO 80027*

*Phone: 720-625-3300, Fax: 720-625-3349*

*Please look to our website for up to date stock quotes:*  
<http://www.trailheadwm.com/marketwatch.cfm>

Dear Planning Commission:

Thank you for the opportunity to provide one property owner's feedback to this proposed project. I have read the applicant's narrative, and generally looked at the drawings. Here is our input:

We feel the general proposed design concept makes sense to add a storey or two and give the Owner the opportunity to generate better Main Street first floor facade and floor space to accommodate uses to engage the public. However, you should deny this proposed design because it is not in compliance with the Design Handbook for Downtown Louisville as follows:

1. **The north 1/2 of the West Facade** comprised of a pair of 2-Storey storefront facades *does not reflect a "Traditional Commercial Storefront and False-front Commercial Facade" for the pedestrian as recommended throughout the handbook.*

(Reference Handbook pages ix, 2, 15, 25, 26): The proposed design's subject storefronts look more like Cherry Creek or Boulder's 28th Street Contemporary Commercial. The Handbook page 25, G24 recommends "...new design that draws upon the fundamental similarities among traditional buildings without copying."

The brick Candy Store on Front Street just north of Pine and the Beauty Salon-Eye Care Shop just south of Moxie are good examples of executing this recommendation. Traditional "elements and forms" of a storefront facade can be achieved while still being in the "Mid-Century style" the Designer is recalling.

(Reference Handbook page 2): "Avoid clutter, lead eye to the goods and services inside..." *instead, the proposed designs facade is more about the ritzy architecture, nice looking, but inappropriate and not respecting the "Traditional" context of this very important Old Town Main Street.*

(Reference Handbook page 26): G27: Avoid stylistic details that confuse the history of Louisville." Again, the stylistic 2-Storey storefronts with the IPE grille and non-distinction between pedestrian street level storefront and the 2nd storey windows *do not convey a "Traditional" reference to the History of Main Street Louisville.*

(Reference Handbook page 26 & 33): G26: "Building components should be similar in scale to those used traditionally." Anodized aluminum storefronts are not "Traditional". Rather a Ground Level painted wood storefront is "Traditional" and more respectful of the neighboring Main Street Storefronts.

(Reference Handbook page 33): "...a horizontal band of molding separating ground floor from upper floor with cornice...harmonious in form, material and scale..." is recommended, *and the proposed design does not comply with such.*

2. **Mass, Scale, Heights and Form:**

(Reference Handbook page 24): "...such new building should be compatible with existing buildings in the area, especially those directly adjacent...." The very large 3-storey two blocks to the north is not adjacent to this building. And, that building does not look reasonably scaled to be respectful of the average Main Street Building let alone be compatible with the Huckleberry or The Singing Cook and Book Cellar. Realizing that someday those Owners may propose to also build up, the question is how big is too big for a building in this Main Street zone?

(Reference Handbook page 24) G21: "A larger building may be divided into "modules" that reflect the traditional scale of construction." *This proposed design could benefit from treating the north 1/2 of the upper levels differently from the south 1/, and thereby break the scale of the building down in mass to help diminish the bulk and to help it fit better into Downtown Main Street.*

(Reference Handbook page 36) C6: "...3rd Storey if used should be a "subordinate" addition to a 2-Storey building. " and, "... (2) 3rd Floor setback substantially from sidewalk edge such that the building will appear as a 2-Storey from across the street. The proposed design does not insure that you will not see the 3rd storey from Moxie, Lulus, Blue Parrot and the Lucky Pie. *Therefore, it is not in compliance with the Handbook.* It is



possible to reduce the height of the storefront to be consistent w/ Huckleberry and Book Cellar-Singing Cook as well as ceiling and floor to floor heights a bit so as to reduce the overall height and scale of the building. As the Handbook says, maintaining a smaller mass and height is part of the charm of our current small town Main Street character and ambiance that attracted many of us in the first place.

3. **Balance of the Facades:**

(Reference Handbook page 28) G34: "The ratio of windows to wall surface should be similar to that seen traditionally. 1) Large surfaces of glass are inappropriate on residential structures and on the upper floors of commercial." 2) For commercial type buildings in the Core Area a solid-to-void ratio of 1:2 is appropriate. **Therefore, this proposed Design's Ground floor storefronts and Upper level facades do not comply with the Handbook.**

**What we find to be attractive about the proposed design:**

- A. **Parking;** If all the required parking is provided on site, this is a big plus and will help in reducing some folks urge to build a big, unsightly, and costly 250 car parking structure in some other person's neighborhood. If in the future autonomous cars and the use of so many personal cars diminishes and *some of the parking is not needed*, then conversion to usable space in lieu of parking may be advantageous to Owner and or City. However, cash- in- lieu of concept for inadequate on- site parking **is not fair to those who then have to shoulder the burden of someone else's responsibility.**
- B. **The south 1/2 of the West Facade** complies with the Handbook in respecting the "Mid-Century" existing building being replaced, however the Handbook also recommends against setting the facade back from the property line. We believe the design is to be commended for respecting the original building setback here while providing as the narrative says outdoor seating within its property line. This is something we have always felt is the responsible solution to alfresco eating as opposed to robbing parking spaces and creating a Mardi Gras atmosphere type of pedestrian gauntlet with dining and alcohol into the public zone which is supposed to be for the public domain; street and public sidewalks zone. This project has the opportunity to set a good example to show how to accommodate such alfresco dining/drinking all within their own property line, still open and inviting to pedestrians.

**In Conclusion:** While we would rather the Main Street improvements slow down, and we worry about more congestion and debatable need for parking, we respect the property owner's rights and the creativity of the designers to satisfy the owner's needs. We feel the same way about this proposed project as we do about the yearly growth of the street fair chaos (except that last year the tuning back was a good change, thank you.). So, please consider the needs of the pedestrian as well as the Owner. Please deny this proposed design until the following are corrected:

- Revise the north 1/2 pair of two-Storey Storefronts per the Handbook.
- Reduce the height and mass of the 3rd Storey to be hidden to the pedestrian across the street per the Handbook.
- Better modularize the 2nd and 3rd Storeys and Correct the ratio of Solid to Window per the Handbook.
- Maintain the required parking on site with no possibility of shifting such responsibility.

We hope our input is helpful, and thank you for your consideration.

Respectfully,

  
Tom and Diane Rafferty 945 Rex Street

## Planning Commission

---

**From:** Kim Regier <kfr1014@gmail.com>  
**Sent:** Saturday, February 3, 2018 7:29 AM  
**To:** Planning Commission  
**Subject:** Terraces on main

Hi,

I saw the proposed drawings for Terraces on Main and I would like to suggest that the building be redesigned to appear in line with the historic buildings of downtown.

Thank you for your consideration,

Kim Regier

294 Matchless St.

Louisville, CO

Sent from my iPad

## Planning Commission

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**From:** s ross <sross\_3@hotmail.com>  
**Sent:** Sunday, February 4, 2018 4:45 PM  
**To:** Planning Commission  
**Subject:** Proposed new building on Main Street

Dear Commissioners,

While I support replacing the old county building, I do not like AT ALL the design of the proposed building. It is so blah, and does not provide pedestrian interface, and will detract from the character of our charming Main Street. Please have the architects design something that works better with our town, since that building will be there for a hundred years. It is simply awful.

Sincerely,  
Sandra Ross  
501 Spruce Street  
Louisville

## Planning Commission

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**From:** Janetta Shepard <jasher@comcast.net>  
**Sent:** Tuesday, February 6, 2018 7:19 AM  
**To:** Planning Commission  
**Subject:** Terraces on Main proposed project

Our family has lived in Old Town Louisville for the past 24 years. While we are disturbed about what's been happening to the residential character of Old Town over the past few years, but these are private residences - not structures under control of the City

We are not opposed to development of the downtown, and in fact wholly support any development project that adds to the vibrancy of our downtown area. That said, we were taken aback by the super-modern architectural rendering of the proposed three-story Terraces on Main commercial building on Main Street. It looks like a building you'd find in the downtown of a major city - certainly not in the heart of a historic mining community. Can the city not find an architect that can incorporate modern features into a design while remaining sensitive to preserving the historic look and feel of a former mining community?

While modern structures may be appropriate for development east of the RR tracks (as everything there is new and modern), as long-time Old Town homeowners, we are opposed to erecting a steel girder and glass modern building that will certainly dominate Main Street.

Please consider having the architectural firm head back to the drawing board to come up with a building that truly will enhance and reflect the historic character of Louisville.

Janetta and Lance Shepard  
600 Short Street  
Louisville, CO 80027



## Lisa Ritchie

---

**From:** Paula <pjslick32@comcast.net>  
**Sent:** Thursday, February 1, 2018 3:39 PM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Hello,

I have lived in Louisville 13 years. I value so many things about our downtown. While I understand that we need to be progressive about bringing business to downtown, I believe this building would be a mistake. The value of our homes depends on the “feel” of Louisville. This is the one block that gives the signature historic feel to our downtown and it is where most newcomers come to see the real Louisville, to gauge the feel of the place. That four-way stop is the place most people identify with Louisville. Please do not allow this too-large building with the wrong visual feel to be built. I am depending on you to listen to the public input that I am sure will flow in and to do the right thing for all of us. This is not the right thing.

Thanks for your time and service,

Paula Slick, 410 West Street

## Lisa Ritchie

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**From:** Kurt Soderberg <kurt\_soderberg@yahoo.com>  
**Sent:** Friday, February 2, 2018 11:07 AM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

Dear planning commission members,

I am writing about the proposed Terraces on Main and would like to share my opinion as a member of the Louisville community. This is the first time I've ever written to a planning commission, but I feel very strongly about the character of Louisville and have a desire to retain it as much as possible.

Let me first say that I love the idea of transforming that space to make it more functional for the community by adding retail space on street level. If done properly this can add tremendous value to a prime location which currently provides minimal benefit to the community.

As far as the design goes, I don't believe that the mass and scale as well as the architectural style fits the character of downtown Louisville. The mass and scale in the drawing illustrates how poorly it fits on the block. I am not familiar with the height restrictions in that zoning area, but in my opinion a two story building would be more suitable for that location.

The architectural style, while nice in the right location, doesn't quite fit in with the style of Louisville and the character of the older establishments along the Main Street corridor.

I ask that you reject this plan and ask the developers to listen to the desires of the community and make another attempt at a design. It is my hope that the developer can find a way to make it work financially for them while fitting in better with its surroundings and reflecting the character of our town.

Best Regards,  
Kurt Soderberg  
962 W Willow Street

## Planning Commission

---

**From:** Kimber Spradlin <kimber.spradlin@gmail.com>  
**Sent:** Thursday, February 1, 2018 7:13 AM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

I am very opposed to a 3 story building on Main St, it will destroy the historic character. We already have the too-new looking building at the other end of the street. Renovating the brown brick building that used to have county offices makes sense - it's clearly not historical and not attractive - and I can see a 2 story building in it's place, but not 3.

Regards,  
Kimber Spradlin, Louisville Resident.

February 3, 2018

Louisville Planning Commission  
749 Main Street  
Louisville, CO 80027

**RE: Proposed Terraces on Main project**  
**Hearing date: February 8, 2018**

Dear Planning Commission members,

Downtown Louisville is a special place. It is special because of its sense of place, and historic character. Our elected officials and residents agree there is a character which contributes to this feeling and is part of the economic success of downtown. When asked, most people point out 3 buildings on Main Street (all constructed prior to 2000) which do not contribute to this character and in fact detract from downtown's character. Recognizing the threat of inappropriate development and its impact to the town the City developed design standards and guidelines to maintain the downtown character and to prevent incompatible development.

The downtown design standards, policy's, and associated changes which were made to the Municipal Code requires new development to be compatible with the adjacent properties and its context in historic downtown. Regarding mass and scale the city policy states:

*Policy: Mass and Scale "The mass and scale of buildings in downtown Louisville are among the greatest influences for compatible construction in the community. The height, width and depth of a new building should be compatible with existing buildings in the area and especially with those structures that are immediately adjacent to a project. The scale of a building also should relate to its lot size and placement on the lot."*  
(page 24 Design Handbook – highlight added)

Also, LMC Sec. 17.12.040. - Yard and bulk requirements, regarding building height, and 3<sup>rd</sup> stories:

*"As part of any subdivision or development plan approval, the city council may require a lower maximum building height within such commercial Core Area or Transition Area of Downtown Louisville based on application of criteria set forth in titles 16 and 17 and the Design Handbook for Downtown Louisville, and in order to ensure varied building heights and the appearance of a two-story building mass from the street pedestrian scale."* (highlight added)

**Concern:**

The proposed building's first and second stories provide varied building heights along this block of Main Street and are well modulated and designed. However, the third story is problematic. The proposed third story's overall mass – height, width, and depth – do not meet either of these goals and standards. Its height is substantially higher than the "structures immediately adjacent", its width does not maintain the 25 foot modules of the block, its wall length will not have the "appearance of a two-story building mass from the street pedestrian scale" from a majority of vantage points.

**Example:**

For a height and scale example, consider the structure at 908 Main Street. This building is 1/3 smaller in total floor area and similar in height (slightly lower) than the building proposed. Its third story has a length and width less than the proposed Terraces project. Its third story is setback 50 feet from Walnut Street, behind a one-story building mass. Yet it still appears out character and scale with its context and does not appear as a two story building. I believe this example represents what the City (the residents of Louisville) believes is incompatible and trust the adopted design standards and guidelines would prevent similar type development in the future.



908 Main Street



Close perspective



Other pedestrian level perspectives



**Conclusion:**

While there are select vantage points where the proposed building has the *“appearance of a two-story building”* (as illustrated by the developer), I believe a majority of all other pedestrian level views of the building will have the appearance of having a large third story, out of scale with its context. Similar to 908 Main Street, the mass and height of the proposed third story will not only be visible from Main Street, but also from Pine, Front, Spruce Streets and the alley. As such, the proposed structure does not meet the requirement of having the *“appearance of a two-story building mass from the street pedestrian scale.”* Although the design guidelines provide an example in explaining this standard, *“as seen from across the street”*, I believe the

intent of the standards, and more specifically LMC Sec. 17.12.040, is from the perspective of a pedestrian as one experiences the town (i.e. from many vantage points).

Residents are counting on the City's design standards and guidelines to work as a tool in maintaining the defined character of downtown, and to assure incremental growth. As our representatives in the development review process I trust you will uphold the City's goals and requirements for downtown when reviewing this development request.

Thank you for your time serving the city and for consideration of my comments,

Peter Stewart  
1132 Jefferson Ave. Louisville, CO

## Planning Commission

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**From:** Patience Thomas <patiocethomas1@gmail.com>  
**Sent:** Tuesday, February 6, 2018 8:28 PM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

To whom it may concern,

I am appalled to think that Louisville would consider allowing a building of 3 stories to be built anywhere in downtown Louisville. The integrity of the historic element of our downtown would be jeopardized. As it is when existing homes are "scraped" and a huge houses are built on its footprint, our small historic homes are dwarfed in comparison. The architect rendering of this proposed terraced building between the Huckleberry and the Book Cellar is totally overwhelming. I sincerely hope that Louisville is not willing to sacrifice its charm. What about "less is more". Money magazine said this town is one of the most desirable places to live but the "boom " has reached the point of excessive. Please do not give in to the pressure of big business. There needs to be a height restriction and some kind of reasonable restrictions made to insure our "village" to remain simple and beautiful.

Thank you for listening and acting in accordance with your conscience.

Sincerely,

Patience Thomas  
637 Johnson Avenue  
Louisville

Sent from my iPhone

## Planning Commission

---

**From:** Sarah Treharne <sctreharne@gmail.com>  
**Sent:** Monday, February 5, 2018 1:34 AM  
**To:** Planning Commission  
**Subject:** Terraces on Main St

Dear Planning Commission,

I am a downtown Louisville homeowner and support the Terraces on Main project. I would appreciate your consideration of the following points:

Their new offices will be on the upper floors to return the street level to new retail uses. In our many walks around town with our family, we have developed relationships with store owners and their employees. We love spending our dollars in our town and would appreciate more opportunities to do so.

One concern locals could have concerning this project is the impact on parking downtown. However, they are proposing to build the required parking spaces based on the city code (underneath the building). This is a practical, unobtrusive solution to the potential increase in cars downtown.

Lastly, the Terraces on Main project is committed to preserving the character of our small town's aesthetic. One of the reasons we chose to move to Louisville was the unique look of our beloved Main Street. With their proposed third level being built set back from the street, our storefronts will be able to maintain their charming, historic appearance.

Thank you for your consideration of these points in your decision to approve the Terraces on Main Street project.

Best,

Sarah Treharne



**Lisa Ritchie**

---

**From:** Cynthia Walser <thia.walser@bvsd.org>  
**Sent:** Friday, February 2, 2018 6:58 AM  
**To:** Planning Commission  
**Subject:** Comment regarding proposed Terraces on Main

This plan doesn't fit the character of downtown Louisville. Please don't approve it.

Thank you,

Cynthia Walser  
2279 Cliffrose Lane  
Louisville

## Planning

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**From:** padlw@aol.com  
**Sent:** Friday, February 2, 2018 2:17 PM  
**To:** Planning  
**Subject:** proposal for a new 3-story in historical downtown Louisville on Thursday, February 8

Planning Board,

Regarding the proposal for a new 3-story, 37,171 square foot commercial building between the Book Cellar and the Huckleberry on Main Street in Louisville.

Please do not allow this 3 story building!!!! It does not belong on Main Street !!

I as a Louisville resident since 1988 see this as being out of whack for what should be on Main Street. !!

I do not see anything wrong with a 1 or 2 story building.

Thank You  
David Walters  
739 Peach Court  
Louisville, CO  
80027

## Planning

---

**From:** Jeremiah Whitney <jwhit2244@aol.com>  
**Sent:** Tuesday, February 6, 2018 2:38 PM  
**To:** Planning  
**Subject:** proposal, 3 story on Main St.

The proposed 3 story building on Main St. is totally inappropriate on many levels : an affront to the aesthetics of our streetscape and a clear disregard for the City's guidelines on massing and compatibility. Granting the proposal would be a slap in the face to me and the many people with whom I have talked and who love Louisville's downtown.

Jeremiah W. Whitney- Architect  
804 Walnut Street

## Planning

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**From:** Cecilia Wilson <ceciliaawilson@gmail.com>  
**Sent:** Thursday, February 1, 2018 4:31 PM  
**To:** Planning  
**Subject:** New 3 story building

I am registering my objection to the 3 story building that is being proposed downtown. I have no problem with this being built in a place that is appropriate, but this does not fit where it is proposed. It just does not fit! Maybe the developer can purchase another property, so the building would only be 2 stories. As proposed, this is out of character for the historic downtown area.

Please register my objection as I am out of state and can not attend meetings.

Sincerely,

Cecilia Wilson  
2311 Cliffrose Lane - for 30 yrs.

## Planning Commission

---

**From:** Rita Zamora <rita@ritazamora.com>  
**Sent:** Sunday, February 4, 2018 1:02 PM  
**To:** Planning Commission  
**Subject:** Boulder Creek Redevelopment Project

Hi - I am in support of the Boulder Creek Redevelopment Project at 712-722 Main St.

My husband and I moved here from the Cherry Creek North area in Denver. The redevelopment in Louisville reminds us of what we saw in Cheery Creek years ago, a mix of old and new coming together to create a vibrant, beautiful and desirable area to work, live and enjoy life.

Please consider these points:

- Boulder Creek's new offices will be on the main floor to return the street level to new retail uses
- Boulder Creek will consolidate their employees into one space and open up office spaces for new tenants
- Boulder Creek will consolidate their 80 employees into one space who will eat, shop and support downtown
- Boulder Creek is proposing to build the required parking spaces based on the city code (underneath the building)
- Boulder Creek's architecture respects our small town character by adhering to our current code. I am in support of a mix of old and new... We don't want Louisville to end up looking like a bad Disneyland wild west history remake, so the addition of new and old for business on Main St. is both inevitable and wise for business, investment and vitality.

Thank you!

--

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## Planning Commission

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**From:** Mark Zaremba <mark@gozaremba.com>  
**Sent:** Monday, February 5, 2018 8:26 AM  
**To:** Planning Commission  
**Subject:** Terraces on Main Street

Dear Planning Commission, thank you for considering the following.

After reviewing the drawings for this project I believe this is a really nice solution for the space. It is certainly an upgrade from the current structures. In my opinion, an opinion shared by at least two local architects, Historic Downtown architecture is defined by its eclecticism. The Terraces on Main Street is an appropriate, even inspired, addition to our community.

I won't be able to attend the meeting on Thursday but wanted to state my support for Terraces on Main Street.

Sincerely,  
Mark Zaremba

ZAREMBA  
Graphic + Web Solutions  
303.604.6378  
[gozaremba.com](http://gozaremba.com)

## Meredyth Muth

---

**From:** Marion Antonellis <marion.antonellis@gmail.com>  
**Sent:** Saturday, March 17, 2018 10:05 AM  
**To:** City Council  
**Subject:** proposed new building on Main

Hello, Council members,

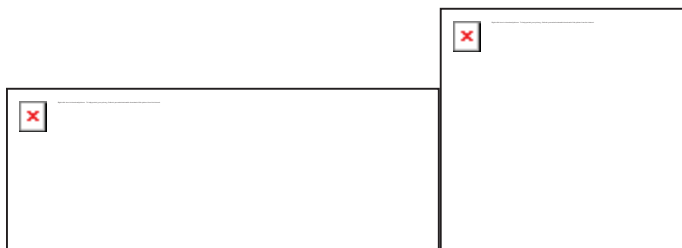
I will not be able to come to Tuesday's meeting regarding the proposed three story building on Main next to Huckleberry. Please note my deep concerns, however, with the shortfall of parking that I am hearing about. Our downtown Main Street is already becoming so congested and overused . . soon, we will need traffic lights and more stop signs for safety purposes for pedestrians and for traffic flow. I don't think citizens should have to supplement the cost of a parking garage for the 70 spot shortage I am reading about, do you? The developer has very deep pockets. . they should foot that bill if they want to build such a dense development.

Personally, I'd like to NOT see the building go in at all, but I doubt that will happen. I am realistic that time marches on and development means change, but please, please, don't give in on the planning for parking and traffic flow.

Thanks for listening.

Best,  
Marion

*Marion Antonellis, Broker Associate*



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## Meredyth Muth

---

**From:** Michelle Baker <baker.michellek@gmail.com>  
**Sent:** Saturday, March 17, 2018 4:42 PM  
**To:** City Council  
**Subject:** Public Input Regarding Terraces on Main

As a long time 30+ years resident of Louisville I support the new main street development IF the ground level is public space AND a percentage of the underground parking is available to the public full time.



## Meredyth Muth

---

**From:** Sally Blaser <sallyblaser108@gmail.com>  
**Sent:** Saturday, March 17, 2018 4:18 PM  
**To:** City Council  
**Subject:** Fwd: Delivery Status Notification (Failure)

See below.

----- Forwarded message -----

From: Mail Delivery Subsystem <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>  
Date: Sat, Mar 17, 2018 at 4:06 PM  
Subject: Delivery Status Notification (Failure)  
To: <[sallyblaser108@gmail.com](mailto:sallyblaser108@gmail.com)>



### Address not found

Your message wasn't delivered to [citycouncil@louisville.gov](mailto:citycouncil@louisville.gov) because the domain [louisville.gov](http://louisville.gov) couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

DNS Error: 9080601 DNS type 'mx' lookup of [louisville.gov](http://louisville.gov) responded with code NXDOMAIN  
Domain name not found: [louisville.gov](http://louisville.gov)

----- Forwarded message -----

From: Sally Blaser <[sallyblaser108@gmail.com](mailto:sallyblaser108@gmail.com)>  
To: "[citycouncil@louisville.gov](mailto:citycouncil@louisville.gov)" <[citycouncil@louisville.gov](mailto:citycouncil@louisville.gov)>  
Cc:  
Bcc:

Date: Sat, 17 Mar 2018 22:06:28 +0000

Subject: 3 story building

This building would change the look of Main Street a great deal. I do not think it is the right direction for the city to go. Louisville is special and down-home because it looks charming and small and unique. I oppose the plan for a three-story high building on that block. As well as being too high and too large, it would stress the parking capacity in town. I would say it is not needed and certainly would not enhance the "Look" of Louisville. I have lived in the area for 14 years and have applauded the majority of the changes I have seen in Louisville. I do not want to see this building built.

Thank you,  
Sally Blaser  
2315 Cliffrose Lane  
Louisville 80027

**Meredyth Muth**

---

**From:** joy brook <joyalbrook@hotmail.com>  
**Sent:** Monday, March 19, 2018 5:23 PM  
**To:** City Council  
**Subject:** Stop Development - NO to Downtown "Terraces"

The proposed "Terraces on Main" is NOT compatible with the location in scale or mass! It exceeds the appropriate building height and DETRACTS from downtown's historic character. Please do not give allowances for this project. We enjoy going to the Huckleberry and will NOT go downtown if this project is given approval. Our quality of life has been harmed by the alarming rate of development. Please STOP!

## Meredyth Muth

---

**From:** Danielle Butler <danielleontheroad@hotmail.com>  
**Sent:** Sunday, March 18, 2018 6:11 PM  
**To:** City Council  
**Subject:** Public Input Regarding Terraces on Main

Dear Louisville City Council

Please do not approve the proposed 3 story "terrace" structure on Main Street. We've reviewed the information and the proposal does not fit downtown Louisville nor appear to remotely meet city code requirements. We're so very sorry to see a proposal like this even moving forward to city council. Aren't these obviously incongruent proposals supposed to be stopped at the Planning Dept or in Planning Board meetings? We need to pick up our game. Louisville is such a special place. Have city council members seen bumper stickers in Lafayette saying "Don't Louisville our Lafayette" or something to that effect? Point is development is inevitable but let's be collaborative and community minded about it. Let's keep Louisville special.

Thank you for your hard work and considering our comments.

James and Danielle Butler

Louisville CO resident.

Sent from my iPhone

## Meredyth Muth

---

**From:** Brian Catlos <bcatlos@portal9.info>  
**Sent:** Friday, March 16, 2018 9:50 AM  
**To:** City Council  
**Subject:** Proposed Commercial building

Hello

Please convey my thoughts to the city council.

The proposed new 3-storey building on main street seems clearly incongruous with the feel of downtown Louisville. Significantly larger than surrounding buildings, it would break the architectural harmony of the town center and potentially serve as a wedge for future, similar developments.

Should the project go ahead it should do so on the basis of "net zero" parking costs to Louisville, either through a requirement for the developer to build adequate parking or to annually indemnify the city for any costs associated with this parking impact.

Thank you

=====

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=====

Dr. Brian A. Catlos  
890 S. Palisade Ct.  
Louisville CO  
80027 USA

tel.: 303-926-4359

## Meredyth Muth

---

**From:** Trent Davol <trent@picasboulder.com>  
**Sent:** Monday, March 19, 2018 4:38 PM  
**To:** City Council  
**Subject:** support for Terraces on Main

Dear Council members,

I spoke in support of the Terraces on Main project during the planning commission meeting last month.

Unfortunately I cannot make the Tuesday, March 20 hearing to voice my support again.

I am an 8 year resident of Louisville (we live in Old Town near Community Park) and also a business owner (we own Pica's Taqueria on Front St.).

I support the Terraces on Main project for several reasons.

1. I'm in favor of keeping people in downtown Louisville to work here. As a restaurant owner I can tell you that lunch is a particularly hard draw for downtown Louisville. We have a lot of business near us, but not within walking distance. Our lunch business depends on having people who work in close proximity and the more we can keep downtown the better it is for all restaurants and retail businesses.
2. The project will free up valuable space that Boulder Creek Builders has spread into on ground floor buildings. Freeing up those spaces will open the door to other retail, restaurant and service businesses to come downtown.
3. The project has incorporated, at great expense, a parking garage to help take cars off the street. It's not the final solution but it does help with a situation is becoming more and more of a problem downtown.

Thanks for your time,

Trent Davol  
Owner Pica's Taqueria  
Resident of Louisville

## Meredyth Muth

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**From:** Mailandedlin <mailandedlin@yahoo.com>  
**Sent:** Sunday, March 18, 2018 11:10 PM  
**To:** City Council  
**Subject:** Public Input Regarding Terraces on Main

This 3-story structure would significantly change the feel, appearance, and appeal of old downtown Louisville. The small town ambiance is hard to find and is to be treasured. With larger and more commercialized areas like Boulder and Denver so close, we need to preserve our unique setting. It would also defeat the purpose of taxes paid to maintain the historic nature of our town.

Sincerely, Mailand Edlin  
766 West Fir Court  
Louisville, CO 80027

Sent from my iPhone

**Meredyth Muth**

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**From:** Betsy Eller <betsy.eller4@gmail.com>  
**Sent:** Sunday, March 18, 2018 5:30 PM  
**To:** City Council  
**Subject:** Public Input Regarding Terraces on Main

In my opinion, this proposed building is too tall and out of scale with the other buildings. Please vote "no" on this proposed plan. Thank you.



**Meredyth Muth**

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**From:** Ann <a-ford@comcast.net>  
**Sent:** Monday, March 19, 2018 8:10 AM  
**To:** City Council  
**Subject:** Proposed building on main st

I don't think the building fits the old charm feel of downtown Louisville. There is already a parking problem and many Customers avoid the area already. A building like this should go down on 42 or out on McCaslin. Thanks for listening. Ann Ford

Sent from my iPhone

## **Meredyth Muth**

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**From:** Val Foster <vfoster234@comcast.net>  
**Sent:** Friday, March 16, 2018 7:36 PM  
**To:** City Council  
**Subject:** Public Input Regarding Terraces on Main

To Whom It May Concern:

The small town Louisville feel should NOT be ruined by a three story building. Please keep our great town great!

Richard and Valerie Foster  
234 Jackson Circle  
Louisville CO 80027

## **Meredyth Muth**

---

**From:** Joel Hayes <hayesjoel@gmail.com>  
**Sent:** Saturday, March 17, 2018 1:57 PM  
**To:** City Council  
**Subject:** Terrace on Main

Dear Mayor and City Council Members:

I write to oppose the proposed building on Main St., a/k/a Terrace on Main. It's mass and scale are not compatible or appropriate for our historic downtown, which has much smaller buildings. The City Code requires a proposal to be compatible with existing buildings, especially those adjacent to it. The 42-43 foot height of the proposed design would dwarf the buildings around it, which are approximately 16-17 feet tall. The over 37,000 square feet design would exceed the square footage of the rest of the block all taken together.

It's architectural style (including large glass areas) is inconsistent with the historic style we have, as well as the Design Handbook for Downtown Louisville, which requires windows to be similar to traditional styles and bars large glass areas on upper floors of commercial buildings. It is hard to imagine a less compatible building for this block of old town Louisville. It would greatly detract from the historic small town feel we love.

The mass and scale is also problematic for parking, as Louisville parking standards generally require 100 parking spots for a building of this size, but only 32 are proposed. That suggests we will compound our current parking problems, or pass on the the public the cost of creating more parking spaces (at approximately \$25,500 per space according to city estimates that comes to approximately \$1,750,000.) I and many others would oppose subsidizing such development by paying for its parking spaces. Thus this building would drive away patrons from because of a lack of parking, weakening our local businesses and our tax base.

I ask you to vote against this proposal and preserve our downtown.

Respectfully

Joel Hayes  
187 Harper  
Louisville CO 80027

## **Meredyth Muth**

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**From:** Tracy Hobbs <tracy@eleanorandhobbs.com>  
**Sent:** Monday, March 19, 2018 10:06 AM  
**To:** City Council  
**Subject:** Terraces on Main

Louisville City Council Members

I am writing regarding the Terraces on Main project. I plan on being at the meeting on Tuesday because the success of this project is very important to the success of my business.

I have spoken to many of my friends and neighbors who are busy, active parents who love and utilize our downtown area. They are all very excited about the prospect of a new building providing retail, restaurant, and new parking to downtown. When I ask them if they can come to support the project, the overwhelming answer is "I would like to but I am busy". Not many of them understand the threat that the members of the CAC pose to this project. The CAC members have made it their mission to disrupt anything progressive or positive in this community. I am making my voice heard because my business, and income depend on a Louisville that thrives instead of one that stays dormant.

I obviously am in favor of this project. I agree with the vision and the philosophy that Boulder Creek Builders, and David Sinkey have presented with this project. I believe that if we don't keep moving forward with the times, that our town will not sustain itself. I am not looking for quantity of growth, but quality. I believe that it is imperative that we have more retail in downtown, more walking traffic, more small businesses that are successful and thriving, instead of fighting and struggling month to month to keep their doors open. I know it is of the perception that downtown business are doing well, and that "everything is fine". I am here to tell you that without more growth and retail in historic downtown, my business will not last as long as the four years I have left on my lease.

The Terraces on Main project helps me achieve my business goals. Currently, Boulder creek builders takes up 4 first floor downtown prime spaces that could turn over to be retail or restaurant spaces. I am strongly in favor of this. I am all for getting office (accounting, law firms, mortgage companies, architecture firms, building companies) and service industry (therapists, wellness, massage) on the second floor.

The CAC is arguing right now that the parking spaces that will be added are in deficits of what will support the building. I have done the math and spoken to the project managers for the Terraces on Main and know that this is not an accurate statement. Please allow me to be clear, I have never had a customer call me, or mention in my store that parking was difficult for them (with the exception of Street Faire). By adding parking spaces underneath the ToM project, those cars (that will now park there) are going to be taken off the street parking, freeing up even more parking for my customers, and the future customers that will be utilizing the new retail spaces.

I applaud the job that BCB did on this project, and commend them for adding the parking element. They are spending money to invest in our town when the City itself wouldn't do so. I urge City Council to pass this project and invest in Historic Downtown Louisville.

Best,  
Tracy Hobbs  
Owner Eleanor and Hobbs 901 Front Street #100 Historic Downtown Louisville Colorado 80027

Chris, Jack and Ben Hobbs  
2157 Wagon Way, Louisville CO 80027

## Meredyth Muth

---

**From:** K Hogan <khogan.wp@gmail.com>  
**Sent:** Monday, March 19, 2018 9:01 AM  
**To:** City Council  
**Subject:** Terraces on Main

Dear Louisville City Council,

I have looked at the current drawings for "Terraces on Main" and my initial reaction is that I am VERY concerned. The size/scale, building height and look (considerably more modern with a lot of glass) is not at all in keeping with our downtown area. I could see something like this at either end of the main Main Street area, or off one of the side streets, or on Front, or over in the new east downtown area, but NOT where they are proposing. In my opinion, it would have to be no more than 2 stories and more in traditional keeping architecture-wise for Louisville to even consider this development.

The other consideration, of course, is the parking. I believe the developer should foot most of the bill for additional parking. If taxpayers would eventually benefit from the sales taxes generated from this development, they could subsidize a small portion of the additional parking costs.

Thank you for thoughtful consideration on this matter.

Best,

Karen Hogan  
305 W. Spruce St.  
[khogan.wp@gmail.com](mailto:khogan.wp@gmail.com)

## **Meredyth Muth**

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**From:** MIKE Koertje <KOERTJE@msn.com>  
**Sent:** Monday, March 19, 2018 8:47 PM  
**To:** City Council; MIKE Koertje  
**Subject:** Terraces on Main item at March 20, 2018 Council meeting

Dear Mayor Muckle and members of Council, I request that you deny Resolution No. 17, regarding the project to redevelop 712 & 722 Main St. While the existing buildings at those addresses are not architecturally or historically significant, the proposed replacement would be very detrimental to the character of our historic downtown. The mass, scale and bulk of the proposed new buildings would tower over the historic structures on either side and destroy the character of the block, and the design shows little respect for the historic nature of our downtown. The intersection of Pine & Main is probably the most significant intersection downtown, and these new structures would loom over it and have a severe visual detrimental effect.

Many Louisville citizens and business owners have struggled for years to help maintain the historic character of the downtown area, which is widely recognized and acclaimed. Only a few months ago, the voters in Louisville extended the Historic Preservation Tax by a wide majority, again illustrating the importance to the populace of our historic character. Our historic downtown is important both economically and for the quality of life of our citizens. Approval of this project would disregard our citizens' desires, and set a precedent for future inappropriate development on Main Street. People visit our downtown to enjoy the historic ambiance, and if Main Street filled with the soulless, boxlike structures that have been inflicted on much of downtown Boulder along Canyon and Walnut, Louisville's unique downtown character and its draw will be lost.

Thank you for your careful consideration of this important issue.

Mike Koertje  
887 Welsh Ct.  
Louisville, CO

## Meredyth Muth

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**From:** jgkroofing <jgkroofing@gmail.com>  
**Sent:** Sunday, March 18, 2018 10:05 AM  
**To:** City Council  
**Subject:** Reject 3rd story building!

I reject the 3rd story building proposal and I'm family of 20years does as well.

Reject reject reject!

Jason Kolenda  
GRIFFITH ST

## Meredyth Muth

---

**From:** tamar krantz <tamarkrantz@gmail.com>  
**Sent:** Sunday, March 18, 2018 1:01 PM  
**To:** City Council  
**Subject:** development on main street

City Council:

I read a flyer from the citizens' action council about the development you are considering on main street.

This e-mail is to express my concern about the parking shortfall described in the flyer. The CAC asks "who should absorb the \$1.75 million needed for parking?" I think the developer should pay to provide parking or reduce the parking impact of the project.

Can the city require a developer to provide ecopasses, carpool incentives, or electric car/bike charging? I would love to see the vision for our downtown move in the direction of becoming more pedestrian and bicycle friendly, not less. If this means scaling back the size of this project, I would be in favor of that.

Thanks,  
Tamar

691 West street.

Thanks to the CAC for bringing this to my attention!



## Meredyth Muth

---

**From:** Michael Kranzdorf <mike@amterre.com>  
**Sent:** Monday, March 19, 2018 10:59 AM  
**To:** City Council  
**Subject:** March 20 Agenda

Hello,

I am writing in support of agenda items A, B and C on the March, 2018 agenda.

Terraces on Main is a great reuse of the outdated structures at 712 and 722 Main Street. The return of the ground floor to retail use and the additional parking are very positive for the downtown environment. The third floor seems far enough from Main Street to be unobtrusive and will provide excellent office space for years to come.

Clementine Commons appears to be a good use of the land on East Street. I do have a concern about the increased traffic on East Street, which is not very wide, and also at the intersection at Pine Street and East Street. Perhaps the city can find a way to keep that intersection moving more freely in the future.

The GAIA rezoning seems more like a technical fix than a controversial Special Review Use, but also shows that the city is supportive of local business.

Thank you,

Michael Kranzdorf  
Amterre Property Group LLC  
1100-1140 Pine Street

## Meredyth Muth

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**From:** Laura Lambrecht <lauralambrecht@yahoo.com>  
**Sent:** Saturday, March 17, 2018 11:23 AM  
**To:** City Council  
**Subject:** Feedback on proposed 3-story building

Dear Louisville City Council,

I have lived in downtown Louisville with my family for 13 years. I have also owned a retail store on Main St called Bella Frida. I would like to share that in my opinion the 3rd story of the proposed building should NOT be approved. My reasoning is both the shortfall of parking it creates as well as the aesthetics of a 3-story building. When I had my business on Main St., parking was already an issue in downtown Louisville that many customers complained about. Adding a building that creates a shortfall of 70 spaces is ridiculous and clearly not in the best interest of the customers who wish to frequent the downtown area. I also feel that the aesthetics of a 3-story building does not fit in with the character of downtown. 908 Main sticks out like a sore thumb and I hope the city won't make the same mistake again by approving such a tall building. The design of the newly proposed building does help with the 3rd story setback but it ultimately is a 3rd story. I feel strongly that we need to keep downtown to a 2nd story limit or we are at great risk of losing the character of this charming town.

Thank you,  
Laura Lambrecht

## **Meredyth Muth**

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**From:** John Leary <johntleary@comcast.net>  
**Sent:** Saturday, March 17, 2018 2:25 PM  
**To:** City Council  
**Subject:** Terrace on Main PUD Comments  
**Attachments:** MEMORANDUMTonMdocx.docx

Attached find my comments on the Terrace on Main PUD.

John Leary

## MEMORANDUM

DATE: March 17, 2015

TO: Louisville City Council

FROM: John Leary

SUBJECT: Terrace on Main (T on M) PUD

### Introduction

I start with the following "givens."

1. *The Design Handbook for Downtown Louisville, Colorado (Handbook)* identifies mass and scale as "among the greatest influences for compatible construction in the community."
2. The City Council has the authority, by the Louisville Municipal Code (LMC), to set height requirements for any building in the Core Area.
3. The *Downtown Louisville Framework Plan (Framework Plan)*, which is part of the Comprehensive Plan, establishes Goals and Policies for Downtown parking.
4. The City Council has the authority, by the LMC, to raise or lower parking requirements for Downtown parking.

### Terrace on Main (T on M) Mass, Scale and Design Issues

The Handbook Policy on mass and scale states - "The height, width and depth of a new building should be compatible with existing buildings in the area and **especially with those structures that are immediately adjacent to a project.**" (Emphasis added) The T on M would dwarf the buildings adjacent to it. Their parapets are 16 and 17 feet tall against 42 and 43 for the T on M third floor. The impact of the mass and scale of this building is further exacerbated by its overshadowing of the two buildings north and south (the Huckleberry is made up of two buildings) of the adjacent buildings. They have 17 and 21 feet parapets.

This minimal height of adjacent buildings means the T on M second and third stories would be visible from numerous viewpoints and angles in the Downtown area.

This requirement is delineated in Standard G20 that states "New construction should appear similar in mass and scale to structures found traditionally in the area."

This policy and standard inform the following LMC PUD criterion.

Sec.17.28.120.1. "An appropriate relationship to the surrounding area."

As illustrated above, "appropriate" is largely defined by its compatibility with adjacent structures. **This criterion is not met.** (Staff's conclusion that this criterion is met is because the building is a three-story building and three-story buildings are allowed in the Downtown area ignores the basic premises for having a Handbook. If simply meeting zoning requirements were all it took to be "appropriate," the Handbook would not need to exist.

The argument that adding a three-story building is consistent with the desire to have a mixture of heights in the downtown area is also without merit. The Framework Plan and the Handbook are very clear that three-story buildings are to be considered the exception. Furthermore, we need to be careful not equate the concepts of building heights and the number of stories. The Handbook shows examples of one-story buildings having different heights, and this distinction between stories and height is also illustrated by the fact the facade of the 3 story Mercantile building is the same height as the second story of the proposed T on M.

The T on M also has a major design flaw that puts it in violation of the following standard/guideline.

G34 "The ratio of windows to wall surface should be similar to that seen traditionally. 1) Large surfaces of glass are inappropriate on residential structures and on the upper floors of commercial buildings."

The south 1/2 of the building has 2nd and 3rd story windows that are nowhere similar to "that seen traditionally." (Staff justifies the windows citing a subsequent requirement dealing with solid-to-void ratio that it meets. However, the requirements are not mutually exclusive. The windows can be non-traditional, have large surfaces of glass, and still meet the solid-to-void ratio. It's a simple matter of configuration. Simply put, the glass on the second and third story of the building dominates and is not at all traditional to the Downtown area.

### Parking

After reviewing the Framework Plan I have concluded we have failed to effectively implement its vision for Downtown Louisville. Nowhere is this more obvious than in dealing with the parking issue and the T on M proposal serves to grossly aggravate this failure. In our efforts to facilitate the adaptive reuse of buildings in the Downtown we have established parking standards that have no relationship to parking demand. This means we have a passive approach towards parking requirements putting us in an "eternal" catch up game.

To illustrate the folly of this approach, let's look at the urban renewal authority's approach to addressing the parking problem. They have approved RFP to get bids on building a parking structure in the Downtown area. One of the goals for the structure is to facilitate 160,000 square feet of redevelopment. The RFP calls for evaluation of a 225 - 250 space structure and uses the Downtown parking standards as a measure of demand. (Using this standard the projected demand at 320 spaces). Again, the standards are not a measure of demand. The demand could easily be 2 to 3 times the standard, i.e., in the 600 - 900 space range. This is not planning, it is craziness.

The T on M proposal forces this issue. According to staff, the standards require the development to have 31 spaces. Currently on the site there are 18 parking spaces, plus a loading dock area that parks two cars. The applicant is providing 32 spaces for a gain of 12 spaces. If applied to this area, the Commercial Development Designs Standards and Guidelines (CDDSG's), designed to project demand, would require the T on M to have around 105 spaces. (There may be some reason to adjust these numbers, but they are not going to significantly change).

This 70 plus shortfall is not in compliance with the policies and recommendations of the Framework Plan. Here are a few of the policies in the Framework Plan (page 23) that apply to the T on M project.

"Parking demand should be one of the determinates for establishing development policies."

"Employers should be responsible for providing employee parking."

"A plan for coordinated off-site parking should be subject to the planned unit development, special review use or other applicable public development review process."

As you know, by state statute, Comprehensive Plans are not regulatory documents. However, the LMC requires PUD's to be consistent with the Comprehensive Plan. Additionally, you have the authority to establish parking requirements higher or lower than what is required by standards.

There is also the issue of who pays. There is no significant public benefit in having large office buildings in Downtown Louisville and there is no reason for taxpayers subsidizes the parking needs of a large office building in Downtown Louisville. We have an office park in the Centennial Valley for this purpose.

### Summary

The requirement for a development to have an "appropriate" relationship to an area is a threshold issue for approving a PUD. The T on M does not come close to meeting this criterion. Therefore, game over.

That being said the project design is also not consistent with style "traditionally" found in Downtown Louisville; and, the parking shortfall created by this project would place an undue burden on the citizens of Louisville.

Time to get my game face on for St Patrick's Day celebrating.

## **Meredyth Muth**

---

**From:** John Leary <johntleary@comcast.net>  
**Sent:** Monday, March 19, 2018 7:33 AM  
**To:** City Council  
**Cc:** Rob Zuccaro  
**Subject:** Fwd: Terrace on Main PUD Comments

Members of the City Council,

The forwarded email either reflects a change in the Council's decades long practice for dealing with written comments for quasi judicial hearings, or it reflects the a decision by a single Council member to not abide by these procedures. In any case it is a major issue.

Simply put, the current procedure is for written communications received after the agenda and packet for a meeting have been published, to be read by Council and put into the public record of the meeting. The key is making these communications part of the record of decision. As recently as your last study session you indirectly reaffirmed this procedure by discussing the possibility setting a deadline for receiving written comments. (Having a deadline would only make sense if the packet is made public earlier than the Friday before your Council meeting).

Now the suggestion is, that for legal reasons, you cannot read these comments until after they have been put into the public record. This new approach would mean, especially when you receive large numbers of comments, you would either have to set time aside for the Council to read all of these comments or continue your hearing until another date to give members an opportunity to read and contemplate the comments. Another option would be to waive the 3 minute rule and allow the public to read their written comments into the public record.

I could go on and on about options to deal with this issue, but it would be senseless, as I think we all know Council members Keany's position is a simple misunderstanding of the role a public record has in your decision process.

Council member Keany's email to citizens has, as you can imagine, has confused and frustrated members of the public. The matter needs to be cleaned up immediately, it has both procedural and legal implications. Members of the Council, who have not considered all of the evidence before the Council, should be allowed to participate in deliberations or vote on the matter before you.

Thanks,

John Leary

Begin forwarded message:

**From:** Jay Keany <[jayk@louisvilleco.gov](mailto:jayk@louisvilleco.gov)>  
**Subject:** Re: Terrace on Main PUD Comments  
**Date:** March 18, 2018 at 6:46:35 AM MDT  
**To:** John Leary <[johntleary@comcast.net](mailto:johntleary@comcast.net)>  
**Cc:** Rob Zuccaro <[rzuccaro@louisvilleco.gov](mailto:rzuccaro@louisvilleco.gov)>, Meredyth Muth <[meredythm@louisvilleco.gov](mailto:meredythm@louisvilleco.gov)>



Thank you for your email, which I have not read. This is a quasi-judicial hearing, and the council is only allowed to consider evidence presented in the hearing, and/or a part of the official meeting packet. I am cc'ing the planning department and city clerk, so your email may be considered as a part of the public hearing.

Jay Keany  
Ward 1 Council Person  
720-280-4805

On Mar 17, 2018 2:24 PM, John Leary <[johnleary@comcast.net](mailto:johnleary@comcast.net)> wrote:  
Attached find my comments on the Terrace on Main PUD.

John Leary

## **Meredyth Muth**

---

**From:** Jay Keany  
**Sent:** Monday, March 19, 2018 9:45 AM  
**To:** John Leary  
**Cc:** City Council; Rob Zuccaro; Sam Light; Meredyth Muth; Heather Balser  
**Subject:** Re: Fwd: Terrace on Main PUD Comments

Mr. Leary

Sam Light and I have discussed and I understand it is okay to read e-mails as long as they get included in the record. I will change my standard e-mail to avoid the misunderstanding it may have caused. The primary intent of my standard e-mail is to just let the sender know that I can't discuss the matter outside the hearing and that the e-mail is being passed on to staff to include in the hearing record. More generally, Sam advises that staff will be posting a supplemental packet with communications received after the packet was released.

Thank you.

Jay Keany  
Councilman - Ward 1  
City of Louisville  
720-280-4805

Sign up for the City's email lists and be informed. Use this link to see how:

<http://www.louisvilleco.gov/residents/enotification>

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From: Jay Keany  
Sent: Monday, March 19, 2018 7:38 AM  
To: John Leary  
Cc: City Council; Rob Zuccaro; Sam Light; Meredyth Muth; Heather Balser  
Subject: Re: Fwd: Terrace on Main PUD Comments  
Mr. Leary,

Thank you for your email. I appreciate your request for clarification. If I've misinterpreted the law, I would certainly like to know.

Jay Keany  
Ward 1 Council Person  
720-280-4805

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Thanks,

John Leary

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Date: March 18, 2018 at 6:46:35 AM MDT  
To: John Leary <[johntleary@comcast.net](mailto:johntleary@comcast.net)>  
Cc: Rob Zuccaro <[rzuccaro@louisvilleco.gov](mailto:rzuccaro@louisvilleco.gov)>, Meredyth Muth <[meredythm@louisvilleco.gov](mailto:meredythm@louisvilleco.gov)>

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Jay Keany  
Ward 1 Council Person  
720-280-4805

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Attached find my comments on the Terrace on Main PUD.

John Leary

## Meredyth Muth

---

**From:** WAYNE LEE <wwl51@comcast.net>  
**Sent:** Sunday, March 18, 2018 4:11 PM  
**To:** City Council  
**Cc:** Laura Lambrecht  
**Subject:** Proposed New Construction north of Huckleberry's on Main Street

City Council,

First, I have read the document regarding the proposed new construction north of Huckleberry's prepared by the Citizen's Action Council and I generally agree with the concerns and observations contained in the document. I am a retired architect but I have no professional self interest in the proposed project other than concerns as a resident of Louisville. I was a resident of Boulder from 1978 until 2014 when I moved with my wife to Louisville to get out of Boulder and to be close to our daughter and her family in Louisville.

My interest in Louisville began when I chose to write, photograph and publish a book about Louisville titled, *Louisville, At Home in a Small Town*". This decision was the result of reading an article in *Money Magazine* where they selected *Louisville, Best Place to Live in America*" in both 2009 and 2011. *Money Magazine* arrived at the selection with data and I wanted to do a book that reached the same conclusion with images/pictures only. The book was printed in 2013 and went on sale in Louisville in the Fall of 2013. My goal for the book was to validate the selection of Louisville for the title but to do it with images, a little history and interviews with 2nd, 3rd and 4th generation residents of Louisville. At the time I did the book, I lived in Boulder as did my partner with the preparation of the book.

**My question is, if Louisville is no longer the best place to live in America, what has happened and what is our future if we continue to move in the direction we are currently moving?**

Since 2011, there has been continued development in the McCaslin Street area, South Boulder Road and especially between 96th Street and the Burlington Northern Railroad tracks east of old downtown Louisville. I believe this development was and is necessary and appropriate.

Louisville is near being built-out unless development density and/or building heights are modified or re-zoned.

**The question is should Louisville be managed for the benefit of current residents and business owners or for the benefit of potential future residents and business owners not yet residing in our community? I'm not suggesting we eliminate growth or progress in our residential, retail and office areas but let us be very thoughtful of changes and/or policy that compromise the vary aspects of our community that make us thankful we live and work here!**

How important is it to current Louisville residents to preserve what we currently have versus what an aggressive future might bring? The answer to this question by the City of Boulder is one of the reasons we now live in Louisville. My family wishes to preserve what we currently have in Louisville before it is too late. I believe this would likely be true for most residents of Louisville even if that required some addition to our property taxes and sales tax. Certainly the improvements to our Recreation Centers support that position.

As to architecture design, I find the proposed building for Main Street referred to in the CAC document to be attractive and architecturally sound, I just don't think it is the right building for that location in our community. I think that location on Main is the wrong time and the wrong place. How can you look at the elevation drawings of the proposed 3 - story building and its neighbors and think this is in the communities best interest?

In addition, the CAC document discusses the limited number of parking places provided in the design (32 spaces) and the number of spaces required to support the total proposed building (100 spaces). Where are the needed 70 new parking spaces? Who will provide them and who will pay for them, you and I or the new building owner at \$25,000 per new space (70 spaces x \$25,000/space = \$1,750,000)? The solution is certainly not the current solution which is commercial parking moving west into residential areas that have their own needs and with limited resources nor should it be the local tax payer. It should be the owner and tenants of the proposed building. They selected this location and they knew the situation when they selected this proposed site.

I'm also concerned about the recent trend to convert retail space to office space in existing and new buildings on Main Street. I really value the opportunity and history of local owned retail businesses and restaurants occupying Main Street. It is and I hope will remain a great place to eat and shop on Main Street and in businesses owned and operated primarily by Louisville or local area residents. I like Huckleberry's a lot better than McDonald's! **Main Street and Front Street are the historical social core of this great town and it needs to stay that way!**

I have a lot of respect for our City Council and the leaders of Louisville but I believe this solution at this location is not in our communities best interests.

W. Wayne Lee



## **Meredyth Muth**

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**From:** Holly Leroux <hleroux087@gmail.com>  
**Sent:** Friday, March 16, 2018 5:04 PM  
**To:** City Council  
**Subject:** Public Input Regarding Terraces on Main

I am apposed to this monstrosity.  
Holly Leroux  
753 W Birch Ct Louisville co 80027

Sent from my iPhone



## Meredyth Muth

---

**From:** goddessofkansas@aol.com  
**Sent:** Saturday, March 17, 2018 4:49 PM  
**To:** City Council  
**Subject:** New 3 story building on Main Street

I just read through the flyer concerning the proposed 3 story building. When I first read about this I thought I understood it would blend into Main Street. It will only blend in when you demolish all the rest of downtown and rebuild for a brand new look. Much like the residential areas of Old Town Louisville. I don't like the "look" of the new building. Maybe without the 3<sup>rd</sup> floor and some true historic details. I'm sure the Historical Society and the Library have information. And then there's the parking issue. People dislike our wonderful Street Faire, due in large part to parking. These same people dislike noise of any kind as well. Please really think through what it is you're approving

Sincerely Karen Lian of Old Town

Sent from [Mail](#) for Windows 10

## Meredyth Muth

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**From:** Regina Macy <reginamacy@gmail.com>  
**Sent:** Monday, March 19, 2018 5:18 PM  
**To:** City Council  
**Subject:** New 3 story Commercial Building

Dear Louisville City Council, This new proposed building does not fit in with our "small town feel". We need to protect Louisville from the traffic and parking problems of Boulder. I could be specific and site many reasons why this is not a good idea but I won't because it is so obvious looking at a picture of the proposed building. Thank you for your service.

Best, Regina Macy  
1021 Willow Place  
Louisville, CO 80027

**Meredyth Muth**

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**From:** Michael B. Menaker <michael@hostworks.net>  
**Sent:** Monday, March 19, 2018 11:51 AM  
**To:** City Council  
**Subject:** The Terraces on Main Street

Dear Mayor and Council:

Regarding the proposed “Terraces on Main Street” project, I appreciate your consideration of the following observations:

After 2 hours and 15 minutes of staff’s presentation, the applicant’s presentation, Planning Commissioner’s questions and public comment, Commissioner Rice noted that unlike so many projects that come forward, in this case there were only two, quite minor variance requests. Indeed, these variances were so minor and trivial as to be *de minimis*.

That was both a correct and insightful comment; for it demonstrates that this project is *de facto* compliance with our long-standing land use regulations. These regulations are the result of long public process and are created to provide property owners with clarity as to what may – and may not be built. To reject this project for solely subjective, arbitrary and personal taste would be the height of arbitrary and capricious behavior.

Our first Economic Development Consultant, Becky Hogan, had a mantra:

We should strive always to be “consistent, predictable and fair.” If we do not abide by our own regulations how can anyone have trust in our processes?

By far, most of the negative comments submitted have been totally subjective objections...of the “it doesn’t fit” or “not in character” variety.

Many of these comments seem to be based on a highly alarmist flyer circulating that both overstates the size of the building by neglecting to note that 10,000 square feet of the project is parking, underground, or

both. And, contains a perspective drawing that while technically correct, shows a perspective only a bird could achieve.

As a means to create fear, uncertainty and doubt. It was successful. As an instrument of divisiveness and tribalism, a triumph. As an informative document it was about as accurate as describing Albert Einstein as a high school graduate – technically accurate, but woefully lacking.

Looking at the more representative renderings gives a much more realistic view of how the new building will appear *in situ*.

My experience probably matches your own: While downtown Louisville currently has three, three-story buildings, few if any residents can name all three without prompting. This shows that once a more contemporary three-story building is built and the construction completed and landscaping installed and matured, there presence is not so jarring as some would suggest.

As to the “it doesn’t fit in” “It’s not compatible” argument – Do we really mean to hold the future of downtown hostage – in perpetuity - to the architecture of the old Black Diamond (now Melting Pot) or the Double Happy building?

It is significant that the owner of the Huckleberry which is on the National Register has made no objection. And, the owner of the building home to the Singing Cook actually took the time to appear before Planning Commission in support of the project as did his tenant.

And, of course, it is non-debatable that this project creates new retail space on Main St., frees up several spaces now occupied by Boulder Creek Builders scattered across downtown to be either returned to retail uses or made available to smaller local business, adds to the vitality and viability of our downtown retailers and enables a local, home-grown, business success story to continue to remain downtown.

We are fortunate to have several truly historic buildings downtown including the buildings home to 740 Front, The Huckleberry, Casa Alegre and the State Mercantile Building. Each of these is on the National Register of Historic Places. The Grain Elevator on Front Street is on our local historic register.

And yet, Downtown Louisville, is not a museum. Nor should it be allowed to become one. We should not protect the past by depriving the future. To be successful, communities must change over time.

The Terraces on Main Street project complies with all of our published and measurable requirements, adds to our economic vitality, and is respectful of its historic neighbor.

It deserves your enthusiastic support.

Sincerely

--

Michael B. Menaker  
1827 W. Choke Cherry Dr.  
Louisville, CO 80027

## Meredyth Muth

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**From:** Christopher Leh  
**Sent:** Monday, March 19, 2018 2:23 PM  
**To:** Heather Balser; Rob Zuccaro; Meredyth Muth  
**Cc:** Susan S. Loo; Michael B. Menaker; Jay Keany  
**Subject:** Re: also sent to your council email address

Please make part of the record for tomorrow's hearing. Thanks.

Chris Leh  
Councilman, Ward 1  
City of Louisville  
303.668.3916 (c)  
[leh@louisvilleco.gov](mailto:leh@louisvilleco.gov)

Stay informed about City events and decisions by signing up for email notifications:  
[www.louisvilleco.gov/residents/enotification](http://www.louisvilleco.gov/residents/enotification).

On Mar 19, 2018, at 11:59 AM, Michael B. Menaker <[michael@hostworks.net](mailto:michael@hostworks.net)> wrote:

My thoughts on the Terraces on Main St. I waited until now to be respectful of the limitations on *ex parte* communications.

M

Dear Mayor and Council:

Regarding the proposed "Terraces on Main Street" project, I appreciate your consideration of the following observations:

After 2 hours and 15 minutes of staff's presentation, the applicant's presentation, Planning Commissioner's questions and public comment, Commissioner Rice noted that unlike so many projects that come forward, in this case there were only two, quite minor variance requests. Indeed, these variances were so minor and trivial as to be *de minimis*.

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It deserves your enthusiastic support.

Sincerely

--

Michael B. Menaker  
1827 W. Choke Cherry Dr.  
Louisville, CO 80027

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Michael B. Menaker  
1827 W. Choke Cherry Dr.  
Louisville, CO 80027  
303.665.9811  
cell: 303.588.8781

## Meredyth Muth

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**From:** Sandra Penoucos <sspenoucos@comcast.net>  
**Sent:** Monday, March 19, 2018 7:48 AM  
**To:** City Council  
**Subject:** downtown development - Main Street proposal

To the Louisville City Council;

I am writing regarding the Boulder Creek's Main Street proposal, in the hope that this project will **NOT** be approved.

The proposed building appears totally out of scale and out of character with our existing, picturesque Main Street. Its size appears massive, compared to other neighboring shops, and it does not relate to the traditional buildings in the area. I do not believe that it meets the criteria of the Design Handbook for Louisville in 'maintaining a visual sense of continuity', nor does it maintain or enhance the historic scale and character of downtown Louisville. The addition of a 3-story contemporary design would be just another mass-produced urban structure that would detract from historic Main Street. Even Boulder Creek's own David Sinkey said "it's not lost on me that this project represents change".... so he's aware that it is NOT in keeping with the traditional character of the surrounding buildings! Have them go back to the drawing board and come up with another plan that is more appropriate in size and style.

**PLEASE**, let's keep the size and architecture in line with the existing businesses on Main Street!

Thank you,  
Sandy Penoucos

## Meredyth Muth

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**From:** Janice Prokop <janprokop@comcast.net>  
**Sent:** Saturday, March 17, 2018 4:50 PM  
**To:** Planning; City Council  
**Subject:** Terraces on Main

Hello,

I recently reviewed the development application and associated documents for the Terrace on Main project and want to share my opinion. I am a 26 year homeowner in Louisville. I feel enormously grateful and lucky to live so close to "Old Town." I enjoy and appreciate our town more each year.

I am not in favor of Terrace on Main. The name, while mildly inconsequential couldn't be farther away from the history of Louisville. While 3 story buildings are not outside development standards it would have an overwhelming and incongruous presence on the streetscape. I agree with the developers that the design is current for today, a modern architectural building. This is exactly why Terrace on Main doesn't look or feel compatible with our historical downtown. This history is central to the culture and pleasure of downtown Louisville. I would not have an argument with this building if it were developed in a different area of Louisville but in downtown it is a glaringly too tall and design wise out of place.

I am also concerned about the impact of parking downtown. Developers are only required to provide for 32 spaces yet 80 people work at Boulder Creek Neighborhoods. Add on the employees and customers associated with the first floor retail/restaurants. This is the deal breaker, please.

Thank you for the work you do for Louisville and its residents.

Sincerely,

Jan Prokop

637 West Street

Louisville, Co



## Meredyth Muth

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**From:** HILARY RAFTOVICH <hilaryraftovich@mac.com>  
**Sent:** Saturday, March 17, 2018 3:30 PM  
**To:** City Council  
**Subject:** RESOLUTION NO. 17, SERIES 2018

Good Afternoon,

I have reviewed the plans for the proposed building on main street and wanted to submit my comments. Looking at the architectural drawings online I believe the building will be a great addition to main street. It is much more aesthetically pleasing than the current building and the unique use of staggered second and third stories maintains the basic height on the main street side while allowing for a multi use building.

I think is important to keep downtown vital and create spaces for new businesses in Louisville as many main street areas around the country are suffering as they try to compete with more "convenient" shopping centers and shopping malls. This proposed building will allow the current business to remain & expand (supplying workers to patronize downtown businesses) while switching the main street frontage to retail & restaurant space that will hopefully bring great new businesses to downtown.

Our family lives walking distance to downtown and try to patronize local businesses as much as possible and we usually bike or walk but when we do drive we never have trouble finding parking. I have heard concerns that this will cause parking problems but it seems to me that the businesses in the building are staggered between day & night and so won't use much more of the downtown areas parking which seems quite plentiful.

Thank you for accepting my comments & thank you for your hard work representing our city.

Hilary Raftovich  
1460 Wilson Place  
Louisville, CO 80027

## Meredyth Muth

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**From:** Jeffrey A. Sampson <sampsonjeffreya@gmail.com>  
**Sent:** Saturday, March 17, 2018 12:23 PM  
**To:** City Council  
**Subject:** Main St proposal

Dear Council,

I am a Louisville resident.

I think the proposed building that would replace the space between Huckleberry and Book Cellar is fine. I think Louisville should retain some of its more historic buildings, but also embrace modern construction materials and I believe that the glass ratio should be increased, as glass is quite pleasing aesthetically. I frankly do not understand the logic of limiting glass on upper stories.

I do believe that the developer should pay for any parking spaces required. That seems obvious to me. If they are going to need the spaces and get the benefit of collecting leases, etc., they should make the investment to the town for spaces.

I consider some downtown buildings horribly ugly; Chase Bank, Wildwood Guitars, Double Happy. I am certainly glad they are occupied, but they are a massive blight on Main St. and could use a facelift to bring them up to date and more complimentary of our great downtown. I think Waterloo did a great job on their new space. I'd like to see more improvements like that.

I think the new walkway/gateway to Delo is lovely- thanks for that!

I will say that I am kind of amazed that folks in Louisville are allowed to basically have junkyards on their property. I walk in town a lot and see junk cars, piles of brush, etc., pretty much all over. There is a house on Front St that has had broken lamp glass in the front yard, inches away from where kids walk- for over three years.

Anyway, that is my opinion. Thanks for listening and thanks for your efforts.

Regards,

Jeff Sampson  
998 Elm

## **Meredyth Muth**

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**From:** Al Silvestri <nyliblues@comcast.net>  
**Sent:** Friday, March 16, 2018 4:39 PM  
**To:** City Council  
**Subject:** 3 story building on Main st.

Dear city council,

Let me ask something, haven't you people ruined this town enough with all the high density apartments you've managed to add to this town?!!! I wonder what kind of kickbacks you get allowing all this construction to occur? I've lived here for over 20 twenty years and have been to council meetings and have heard the voices of people like me who have lived here for 20 or 30 years yet everywhere I turn where there used to be trees are now turning into apartments! Now you want to build an eye soar on main st.?!!!

Thank you for ruining our town and not giving a rats ass about it while you line you're f...ing pockets

Albert M. Silvestri  
177 Griffith St.  
Louisville, Co 80027  
(H) 303-664-5593  
(C) 720-839-3768

## Meredyth Muth

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**From:** ROD SINNER <rodsinner@comcast.net>  
**Sent:** Saturday, March 17, 2018 4:26 PM  
**To:** City Council  
**Subject:** Terraces On Main

Council Members,

Several concerns regarding the proposed Terraces On Main project.

- 1) Adding nearly five times additional square footage on Main Street, is it really necessary ?
- 2) Three stories does not fit in with the buildings to the north and south. Two stories would be acceptable.
- 3) The design of the building with all of the glass does not fit in with the traditional buildings on Main Street.
- 4) Biggest concern is the parking, currently there is a big enough parking problem downtown. If I understand the parking standards used in the rest of Louisville, the proposed uses for the building would require over 100 parking spaces. The proposal has only 32 being provided, quite a shortfall from what is needed.

Sincerely,

Rod Sinner

444 Jefferson Ave.

(resident for 31 years)



## **Meredyth Muth**

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**From:** Lynn Tidd <lynntidd55@gmail.com>  
**Sent:** Monday, March 19, 2018 7:30 PM  
**To:** City Council  
**Subject:** Terraces on Main

I am not able to attend the city council meeting tomorrow night, however, would like to express my opinion of this proposal.

In looking at the plans, I am adamantly opposed to this proposed project. It is not compatible with the mass and scale for the historic downtown, nor is it architecturally compatible with adjacent historic buildings. Three stories high would be ludicrous and make it seem like the downtown area of Boulder has become, a "mini financial district". This would detract from the personal charm that downtown Louisville currently has.

It would definitely detract from downtown's historic character, as well as place an additional burden on downtown parking, which is already at a premium.

My recommendation would be to deny this proposal.

Thank you for taking my opinion into consideration.

***Lynn R. Tidd, MSC, MFCT***  
Registered Psychotherapist

Relationships, Families, Individuals, Child & Adolescent Therapy  
720-238-1645  
[lynntidd55@gmail.com](mailto:lynntidd55@gmail.com)  
[www.counselingforregeneration.com](http://www.counselingforregeneration.com)

*"Maybe this was meant to happen, this discovery of cracks where now a different, new light can shine through." Nima Lane*

***RECONNECT***  
***REAFFIRM***  
***REALIZE***

## Meredyth Muth

---

**From:** Tradiva@aol.com  
**Sent:** Tuesday, March 20, 2018 7:04 AM  
**To:** City Council  
**Subject:** New 3 story commercial building next to huckleberry

Hi.

Just writing a comment on new potential construction between huckleberry and book cellar.

This new building will NOT fit the area.

It will NOT fit height, or size of the buildings adjacent or close to the building. If there was no 3rd story, and 2 nd story was set back, that would be more appropriate to scale.

Also, Parking will not be improved, since staff working in the building will be occupying many of the spaces.

As a long term resident I beseech you to NOT allow this structure to tarnish our beautiful Main Street.

Thanks

Sent from my iPad

## Meredyth Muth

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**From:** robert@tullyartworks.com  
**Sent:** Monday, March 19, 2018 9:18 PM  
**To:** City Council  
**Subject:** 3-story proposal

Dear Council Members:

I am writing to voice absolute opposition to the proposed three-story building on Main Street.

The design's overall character does not fit the historic area because it is the contemporary urban look you would find in hundreds of other new developments in larger cities, including parts of Boulder. It would push downtown into a less special, unmemorable direction. The large amount of glass and rectangular repetition have no relationship to the area. This new urban design simply is out of character.

Secondly, the height has no relationship to the small buildings on either side of it. Terraces only help if you stand immediately in front of the building. If you are down the block, you see it is plainly out of scale. The three-story terrace at 908 Main does not fit here either and should not be a precedent. The downtown absorbed one of these mistakes but another will be too much for the historic character. It will be like all the apartment buildings that broke up and ruined Capitol Hill in Denver--a well known failure of city planners. Don't join them!

The third floor here serves the owner's purpose of an office view while permanently marring everyone else's sense of place. The development should be limited to two-stories with a design that takes architectural cues from its surroundings--the fact that it doesn't already is quite offensive.

Robert Tully  
Artist, 25-year resident  
733 McKinley Ave.  
Louisville CO 80027

## Meredyth Muth

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**From:** Mark Zaremba <mark@gozaremba.com>  
**Sent:** Monday, March 19, 2018 6:42 PM  
**To:** City Council  
**Cc:** Heather Balser  
**Subject:** Terraces on Main Street

Council, thank you for considering the following.

After reviewing the drawings for this project I believe this is a really nice solution for the space. It is certainly an upgrade from the current structures and in my opinion, an opinion shared by at least two local architects, Historic Downtown architecture is defined by its eclecticism. The Terraces on Main Street is an appropriate, even inspired, addition to our community.

Not to mention that keeping businesses like Boulder Creek Downtown really helps keep businesses like Book Cellar and Singing Cook Downtown.

I won't be able to attend tomorrow night but wanted to voice my support for the project.

Sincerely,  
Mark Zaremba

ZAREMBA  
Graphic + Web Solutions  
303.604.6378  
[gozaremba.com](http://gozaremba.com)